



FRESHFIELD, RUSHMERE COURT, IGHTHAM, KENT, TN15 9HS

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 **Hillier**
Reynolds

£800,000

FREEHOLD

Well-presented five bedroom detached family home in sought after cul de sac.

Master Bedroom with en suite shower room.

Integral Garage and Driveway with parking for two cars.





We are pleased to market this substantial five bedroom detached family home that is located in a quiet cul de sac in the sought after and highly desirable village of Ightham.

With four reception rooms as well as a conservatory this property offers spacious and flexible living accommodation. The current owners have updated the kitchen and both bathrooms with stylish high quality fixtures and fittings. As you enter the property you will find the dining room on the left hand side. The lounge is located next door. This is a spacious and well-proportioned room which will suit even the largest of families. French doors lead out to the conservatory which in turn leads to the fully enclosed Westerly facing rear garden which over-looks farmland. The garden is mainly laid to lawn and there is a patio area. Side access leads to the front of the property where you will find a block paved driveway with parking for two cars.

The kitchen has been beautifully designed and has a good selection of units and work top space as well as a breakfast bar. Next door to the kitchen is the family room/ play room which also has direct access out to the garden as well as a door leading to the integral garage. A study and cloakroom complete the downstairs accommodation.

Upstairs you will find five double bedrooms as well as a stunning family bathroom. The master bedroom has been zoned by the current owners, the dressing area is at the front of the property with the sleeping area at the rear of the property with views over the neighbouring farmland. The second bedroom is a very generous double room with a beautifully fitted en suite shower room. There are three further double bedrooms that are all bright and spacious and well-presented.

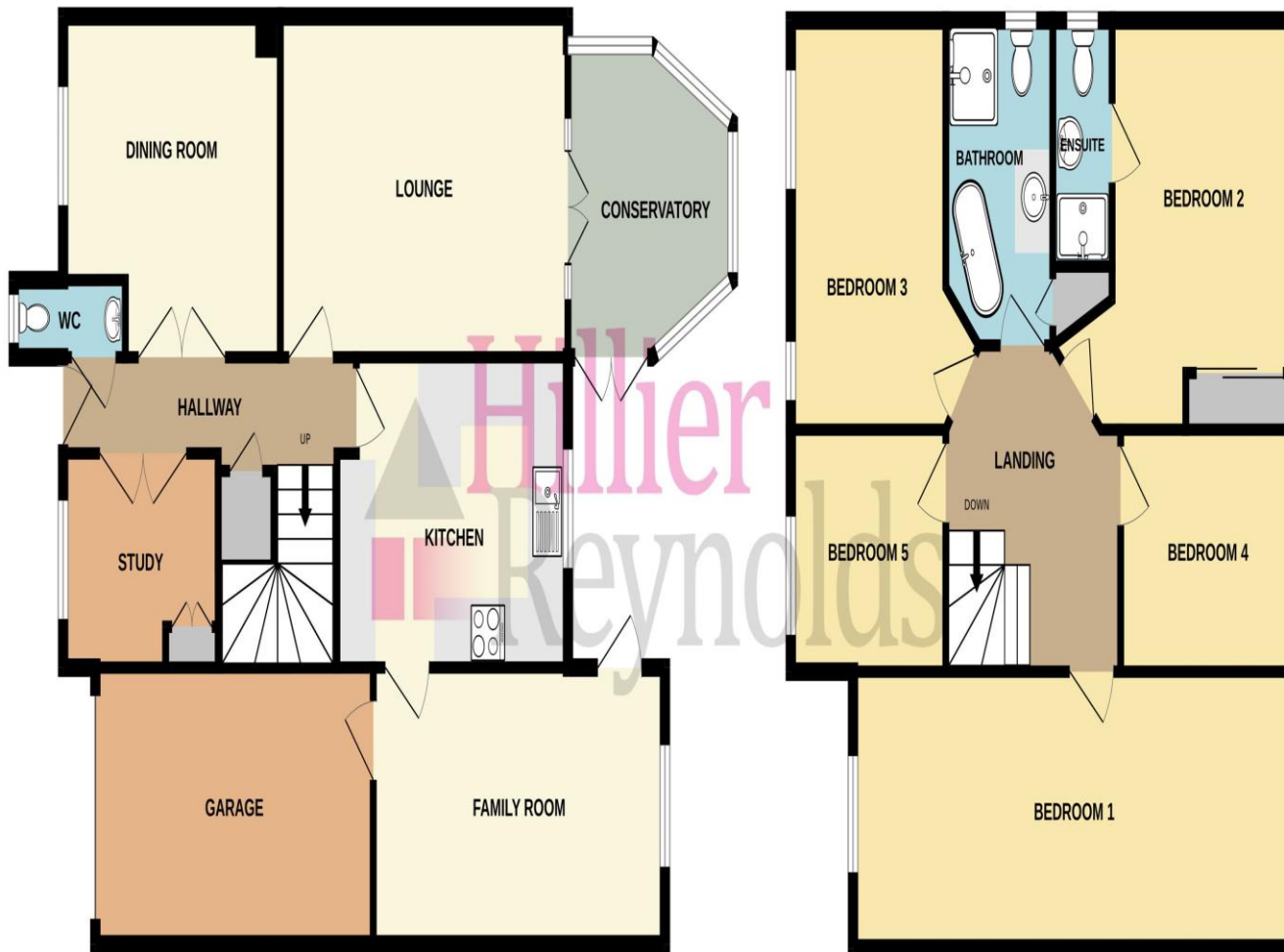
The family bathroom has been beautifully designed and fitted with high quality fixtures and fittings. There is a large walk-in shower cubicle as well as a beautiful slipper bath.

Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. There are good transport links with the M20, M26 Motorways just a short drive.

ACCOMMODATION

GROUND FLOOR
89.8 sq.m. (967 sq.ft.) approx.

1ST FLOOR
75.8 sq.m. (816 sq.ft.) approx.



TOTAL FLOOR AREA : 165.6 sq.m. (1783 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hallway

Study

8'10" (2.69m) x 6'10" (2.08m)

W.C.

Dining Room

12'5" (3.78m) x 10'10" (3.30m)

Lounge

16'5" (5.00m) x 10'10" (3.30m)

Conservatory

9'10" (3.00m) x 9'5" (2.87m)

Kitchen

13'2" (4.01m) x 9'10" (3.00m)

Family Room

16'8" (5.08m) x 8'9" (2.67m)

First Floor Landing

Bedroom 1

25'2" (7.67m) x 8'9" (2.67m)

Bedroom 2

13'1" (3.99m) x 10'7" (3.23m)

En-suite

Bedroom 3

13'0" (3.96m) x 9'0" (2.74m)

Bedroom 4

10'0" (3.05m) x 8'2" (2.49m)

Bedroom 5

9'0" (2.74m) x 8'2" (2.49m)

Bathroom

Outside

Fully enclosed rear garden backing onto farmland. Mainly laid to lawn. Patio area. Side access to front of property. Block paved driveway with parking for two cars.

Garage - 15'10" (4.83m) x 8'9" (2.67m)



Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

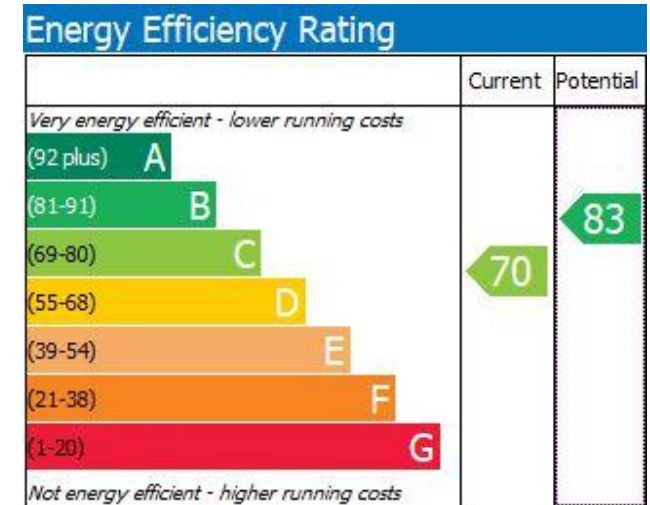
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our Borough Green office, proceed west along the Sevenoaks Road. At the roundabout, take the second left onto the Borough Green Road heading towards Ightham. Take the first right into Rushmere Court and the home can be found in front of you to the left.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

