



3 Chapel Row

Ightham, Sevenoaks, TN15 9AQ Freehold



2



1



2



E

Offers In The Region Of
£325,000

A delightful cottage set in a very peaceful setting away from the main road and within a few hundred yards of open fields. The property requires a total refurb to bring it up to modern standards and would be ideal if you are looking to put your own mark on this quaint property.

Overview

- Quaint and delightful cottage
- Set off the main road
- Close to open fields
- Two Bedrooms
- Upstairs bathroom
- Open plan kitchen/diner
- Sitting Room
- Partial central heating
- Garden (to be verified see plan)
- REQUIRES TOTAL REFURBISHMENT



Property Description

Set in a delightfully peaceful setting back from the A25 and with open fields within a few hundred yards, this 2 bedroom period cottage requires complete modernisation. Being set in a row of six cottages and approached via a walkway, the property has an open plan kitchen/diner to the rear with sitting room to the front. Upstairs there are two bedrooms and a bathroom. The garden to the rear of the cottage has a private courtyard directly outside the front door with a further area of garden. With character features such as some sash windows and open fire to the sitting room, this quaint cottage lends itself to being made into a very cozy home.



Location

Ightham is a highly sought-after village known for its charming community atmosphere, village hall, historic church, popular pub, and well-regarded primary school. There are also local recreation grounds and scenic countryside walks nearby, including access to the National Trust site at Ightham Mote. The neighbouring village of Borough Green offers a wider range of amenities including convenience stores, independent shops, cafes, a library, and a medical centre. Transport links are excellent, with easy access to the M20, M25, and A25 road networks, and Gatwick Airport is

approximately a 40-minute drive. Borough Green & Wrotham railway station provides regular train services to London Victoria (approx. 50 mins), London Bridge and Charing Cross (around 40-50 mins). There are several well-rated primary and secondary schools in Ightham and the surrounding villages, with grammar schools located nearby in Tonbridge and Sevenoaks. For more extensive shopping, dining, and leisure options, residents can easily reach Sevenoaks, West Malling, or the Bluewater Shopping Centre at Greenhithe, which is about a 30-minute drive.

Viewing Arrangements

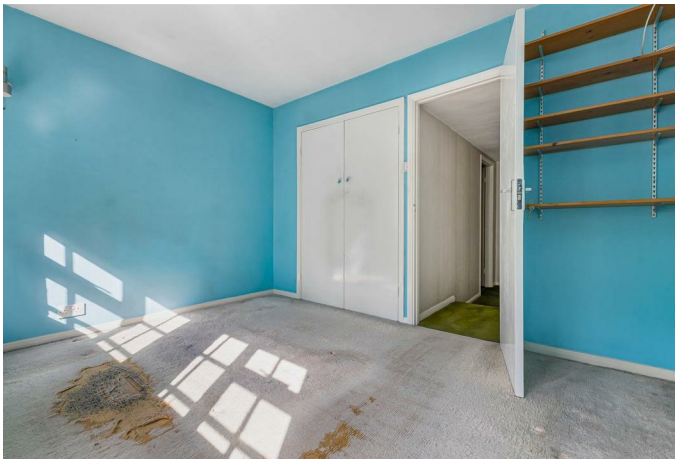
Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office: Head west on Western Road/A227, at the roundabout, take the 2nd exit onto Sevenoaks Road/A25, continue to follow A25, at the roundabout, take the 3rd exit onto Ightham By-Pass/A25, turn right onto Chapel Row. The destination will be on the right. what3words location finder: [///olive.sulk.drain](https://www.what3words.com/#!/olive.sulk.drain)

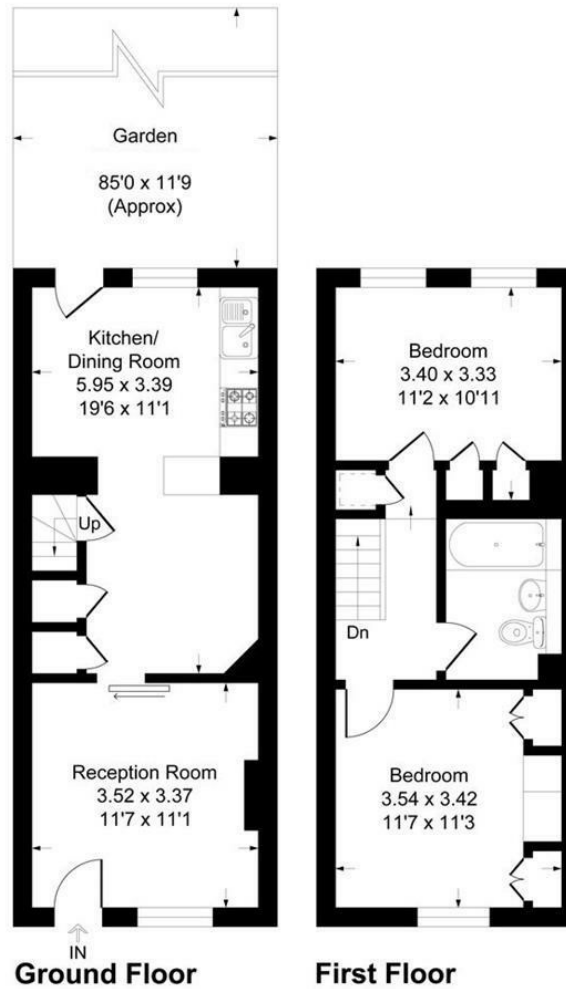
Property Information

Mains electric, water and drainage. Council: Tonbridge & Malling. EPC rated D. Council tax band D.



Chapel View, Chapel Row, Ightham, Sevenoaks, Kent, TN15

Approximate Gross Internal Area 68.8 sq m / 741 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planix

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

