



EAGLEHURST

IGHTHAM, TN15



EDWARDIAN HOME OF 1870 SQ FT SET IN ESTABLISHED GARDENS

Situated in the picturesque village of Ightham, this attractive, character property has spacious accommodation, with many period features including high ceilings, cornices and decorative fireplaces.



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Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold

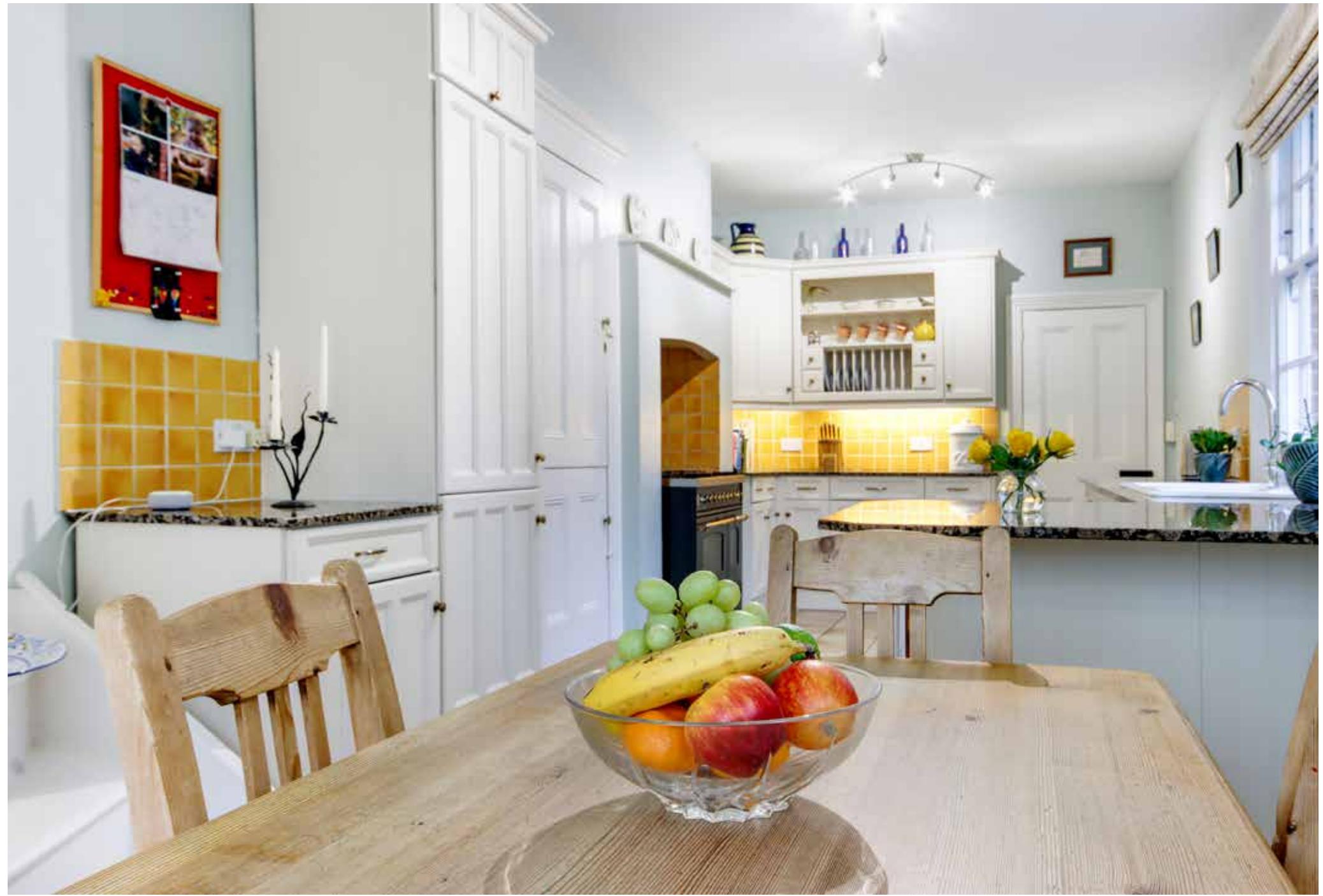


THE PROPERTY

Internally, the welcoming hallway leads to the spacious sitting room with its bay window with stained-glass detail and an open fireplace with marble surround. The dining room, adjacent to the kitchen, enjoys an outlook to the rear and has a fireplace with brick surround.

The kitchen/breakfast room has a dual fuel range cooker and generous range of white cabinetry with granite worktops and ample space for a breakfast table. From here, a set of double doors lead to the conservatory which provides access to and overlooks the south west facing garden. A cellar, providing additional storage, is accessed via the hallway and has scope for conversion, subject to planning permission.











FIRST FLOOR & GARDEN

On the first floor the spacious landing leads to three double bedrooms and a smaller single bedroom. The stylish family bathroom is well appointed with a freestanding bath, corner shower and WC. On the first floor for added convenience there is an additional WC. A large, boarded attic offers further storage.

Externally the property has a generous gravelled parking area to the front and a delightful south west facing established garden to the rear. The rear garden has a well-maintained lawn framed by mature trees and shrubs with a terrace for al fresco dining, a pond and is fully enclosed by close boarded fencing.

Ightham has an active village community with many clubs and societies. With an attractive village centre, it offers a range of local amenities including a public house, pizza restaurant, village hall, highly regarded primary school, recreational ground, and popular local farm shop. Sevenoaks is 5.4 miles away offering a comprehensive range of shops, restaurants, recreational facilities and mainline station to London Cannon Street, London Charing Cross, and London Bridge (from 22 mins) whilst nearby Borough Green now runs a fast train into London Bridge and Charing Cross.





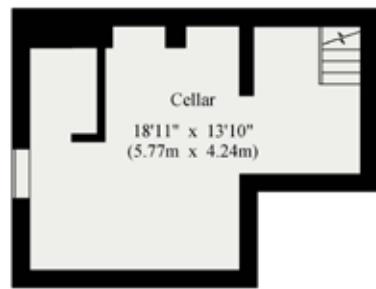
Eaglehurst

Gross Internal Area : 173.8 sq.m (1870 sq.ft.)

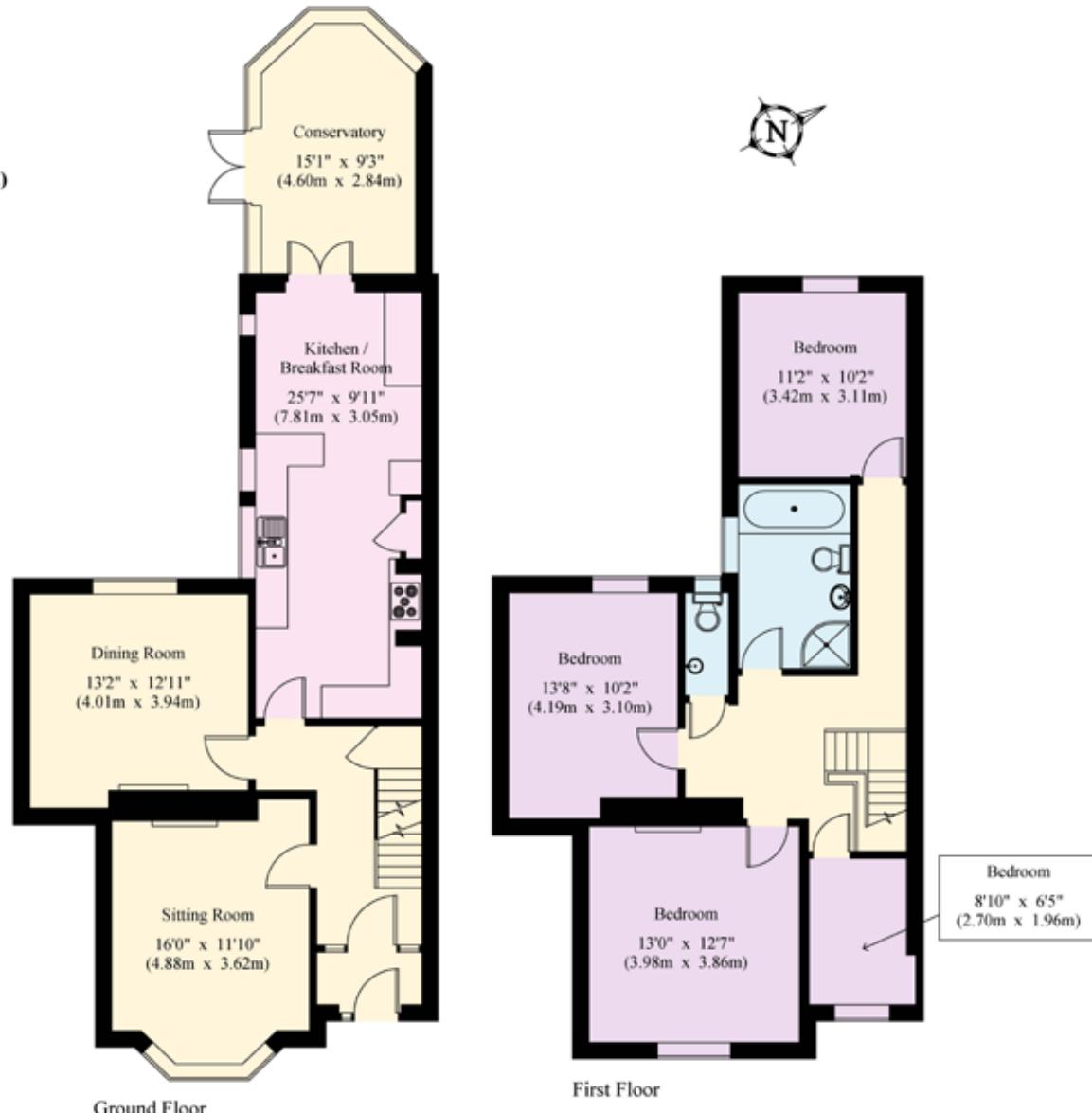


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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Cellar



Approximate Gross Internal Area = 173.8 sq m / 1870 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. (ID767266)



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