



Fleur De Lys High Cross Road, Ivy Hatch, Sevenoaks, TN15 0NR

Guide Price £1,350,000 - £1,350,000

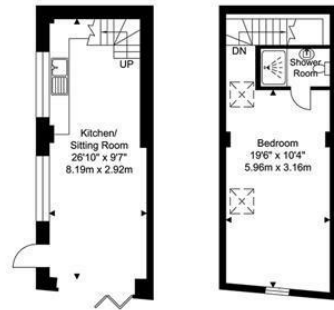
Jack Charles  
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Sales & Lettings

- Substantial Detached Family Home
- Main House Has 4 Floors
- Conservatory
- Highly Desirable Hamlet

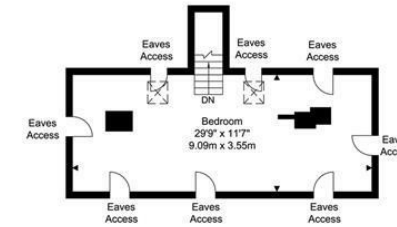
- 5/6 Bedrooms
- Large Cellar/Gym/Workshop
- Walled Garden

- Detached Two Storey Annexe
- Four Reception Rooms
- Ample Parking

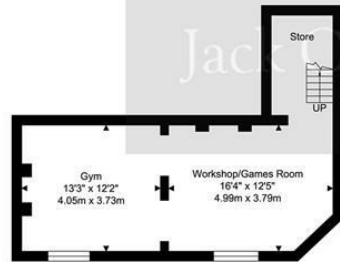


Annexe Ground Floor  
Approximate Floor Area  
249.61 SQ.FT.  
(23.19 SQ.M.)

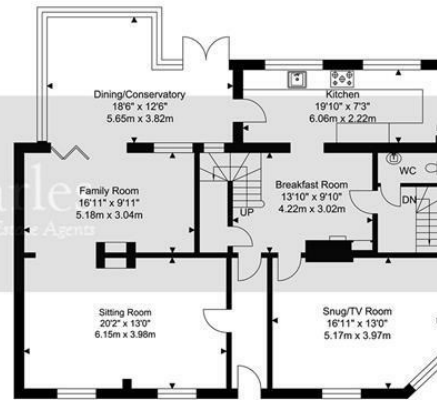
Annexe First Floor  
Approximate Floor Area  
283.19 SQ.FT.  
(26.31 SQ.M.)



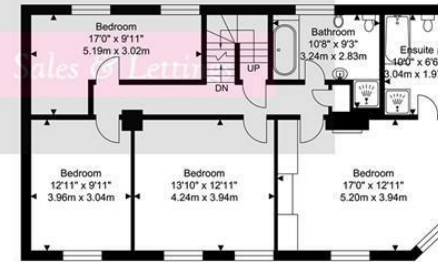
Second Floor  
Approximate Floor Area  
365.54 SQ.FT.  
(33.96 SQ.M.)



Cellar  
Approximate Floor Area  
410.42 SQ.FT.  
(38.13 SQ.M.)



Ground Floor  
Approximate Floor Area  
1354.53 SQ.FT.  
(125.84 SQ.M.)



First Floor  
Approximate Floor Area  
973.81 SQ.FT.  
(90.47 SQ.M.)

TOTAL APPROX FLOOR AREA 3637.12 SQ.FT. (337.90 SQ. M.)  
For Identification Purposes Only.



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**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

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### To Be Sold

Jack Charles are delighted to offer for sale this distinctive and deceptively spacious historic home.

Fleur de Lys is set in the heart of this charming hamlet and was formerly the village shop, post office and bakery. The property has been thoughtfully modernised by the current owners who have blended its period character with stylish and practical contemporary finishes. It also benefits from a detached two storey one bedroom annexe, formerly the Bakehouse, providing superb additional accommodation ideal for guests, extended family or home working.

Arranged over four floors, the main house offers five double bedrooms, two bathrooms, several reception rooms, a conservatory and a galley style kitchen, together with a substantial cellar currently used as a gym and workshop.

The ground floor layout works exceptionally well for family living and entertaining. The hall leads into a dining hall and the main sitting room which enjoys an attractive front aspect and features a wood burning stove. This opens into a playroom or second family room which flows through to the conservatory, creating a bright and connected living space with direct access to the garden and the galley kitchen which is fitted with a range cooker and butler sink, offers space for freestanding appliances and leads back to the dining hall or breakfast room where there is access to the cloakroom, cellar and a generous fourth reception room.

On the first floor the master bedroom benefits from an ensuite bathroom with separate shower cubicle. Three further well proportioned bedrooms are served by a large family bathroom fitted with bath, bidet, WC, wash hand basin and separate shower.

The top floor provides a substantial and flexible room suitable as a bedroom, study or studio. With some reconfiguration the space could be divided or adapted to create an additional bedroom or bathroom, subject to any necessary consents.

Outside, the southwest facing walled garden is mainly laid to lawn with mature borders providing an array of colour throughout the year. Double gates to the side provide rear access and there is a further gate that leads to the parking area at the side of the house. A brick terrace links the main house to the annexe which offers open plan living space on the ground floor with doors opening to the terrace, and a first floor double bedroom with shower room. The front garden offers a charming approach with a winding brick path framed by mature shrubs and planting.

Viewings are strongly recommended to appreciate the scale, versatility and charm of this exceptional home.

### Location

The property is situated 1.3 miles from Plaxtol village by road although there is a public footpath which is under a mile. The historic village of Ightham is about 1.4 miles and identified as one of the six special villages of Kent with its Norman Church, ancient inns and medieval houses and the conservation area of the much sought after village of Shipbourne is 1.7 miles away.

Comprehensive Shopping: Sevenoaks (approx. 6 miles), Tonbridge (approx. 5.8 miles) and Bluewater (approx. 19.4 miles).

Mainline Rail Services: Sevenoaks (approx. 6.3 miles) and Hildenborough (approx. 5.7 miles) to Cannon Street/Charing Cross/London Bridge. Borough Green to Victoria.

Primary Schools: Ightham, Plaxtol & Shipbourne.

State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Connections: The M20/M26 can be accessed at the Wrotham interchange which is approximately 3 miles away linking to other motorway networks, Gatwick, City and Heathrow Airports and the Channel Tunnel Terminus.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







