



# GLEBE COTTAGE

OLDBURY LANE, IGHTHAM TN15



# BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

Finished to a high specification and set in mature landscaped gardens in the sought after village of Ightham, this home extends to almost 2400 sq ft.



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Local Authority: Tonbridge & Malling Borough Council

Council Tax band: F

Tenure: Freehold



## ACCOMMODATION

This charming stone cottage is located in a sought after location whereby you can walk directly out into Oldbury Woods, a beautiful National Trust woodland. The house is beautifully presented and finished to a high standard with quality fittings and accommodation spread over three floors.

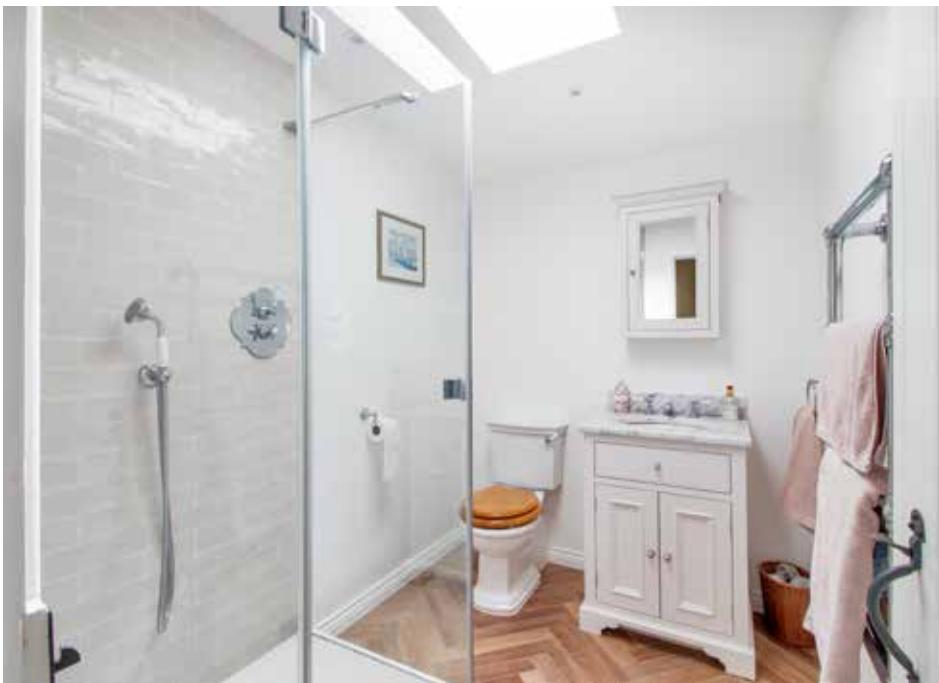
The welcoming entrance hall, with limestone flooring and tongue-and-groove panelling, leads to the kitchen/dining room where bi-fold doors open onto a glass-balustraded terrace. The kitchen is fitted with a comprehensive range of white painted cabinetry, an Everhot range cooker, integrated appliances and quartz worktops, while the dining area features a fireplace with wood burner. The dual-aspect sitting room, complete with wooden flooring and French doors to the terrace, a utility room and cloakroom complete this level.











## 1ST FLOOR, GARDEN & LOCATION

A staircase adjacent to the sitting room leads to the lower ground floor, where you'll find a versatile family room with bi-fold doors to the garden, a double bedroom and a shower room. This space is ideal as an additional living area or could serve as a self-contained annexe for a nanny or multi-generational living. The first floor offers three generous double bedrooms, all enjoying wonderful views, served by a well-appointed family bathroom and a separate well appointed shower room.

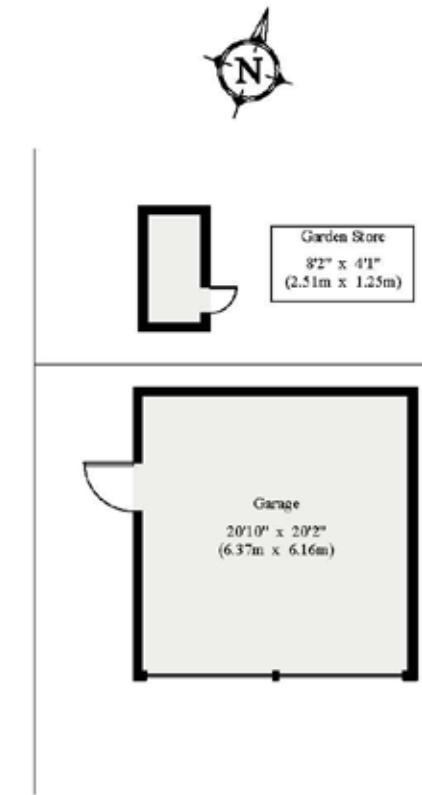
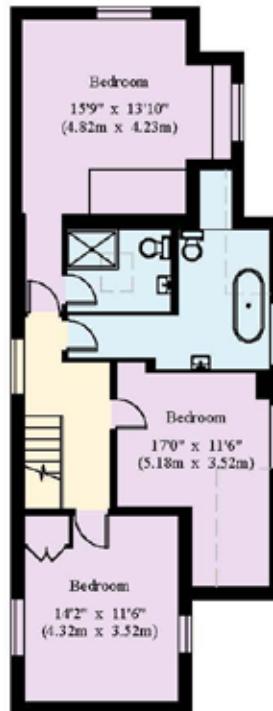
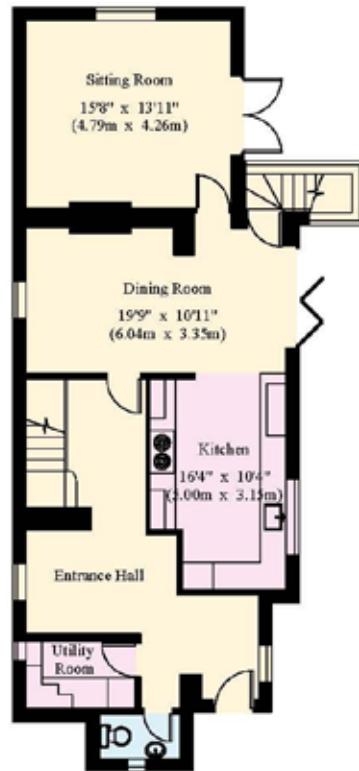
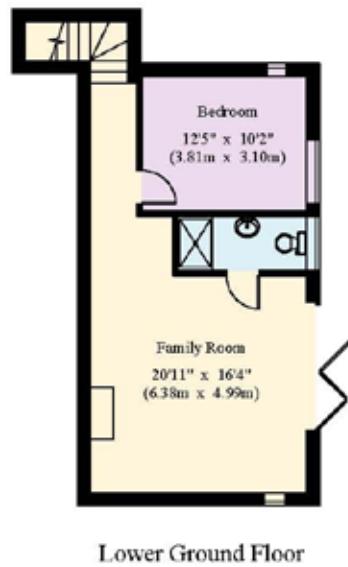
The cottage is approached over a herringbone brick driveway, which leads to a double garage. The beautifully landscaped south-east facing garden features a central lawn framed by mature trees and shrubs, complemented by terraces on both the first floor and outside the family room, perfect for relaxing or entertaining.

Ightham offers a range of local amenities including a public house, village hall, highly regarded primary school, recreational ground and local farm shop. Sevenoaks has trains to Cannon Street, Charing Cross and London Bridge (from 22 mins) whilst nearby Borough Green now runs a fast train into London Bridge and Charing Cross.



## Glebe Cottage

House - Gross Internal Area : 222.1 sq.m (2390 sq.ft.)  
 Garage / Garden Store - Gross Internal Area : 42.3 sq.m (455.3 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.

Approximate Gross Internal Area = 222.1 sq m / 2390 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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