



Copt Hall Road

Ightham TN15 9DU

£2,100,000



COUNTRY HOMES

Ightham TN15 9DU

Nestled in the charming village of Ightham, this stunning new build detached house offers an exceptional living experience. With five spacious bedrooms and five well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

As you enter, you are greeted by an inviting open hall with an imposing centre piece staircase. The heart of the home is undoubtedly the bespoke 'Danmar' kitchen, featuring a handcrafted granite table that perfectly complements the high-end finishes throughout. The kitchen is designed for both functionality and aesthetics, and flows perfectly into the living space and the rear garden beyond.

The property boasts fully fitted wardrobes in three of the upstairs bedrooms, ensuring that storage is never a concern. The electric gated drive leads to a detached double garage, providing ample secure parking.

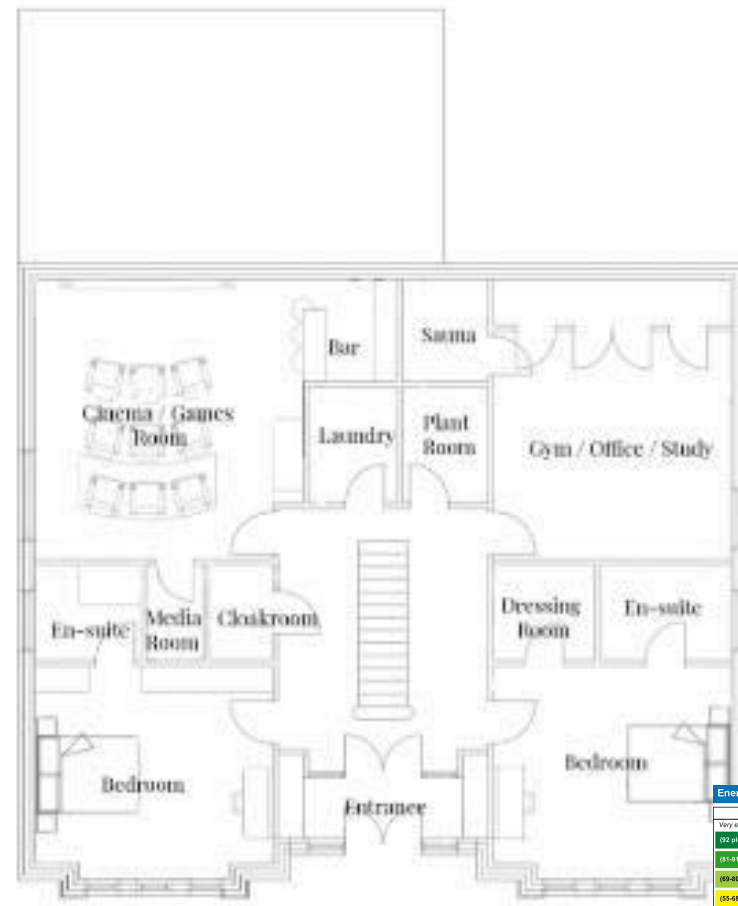
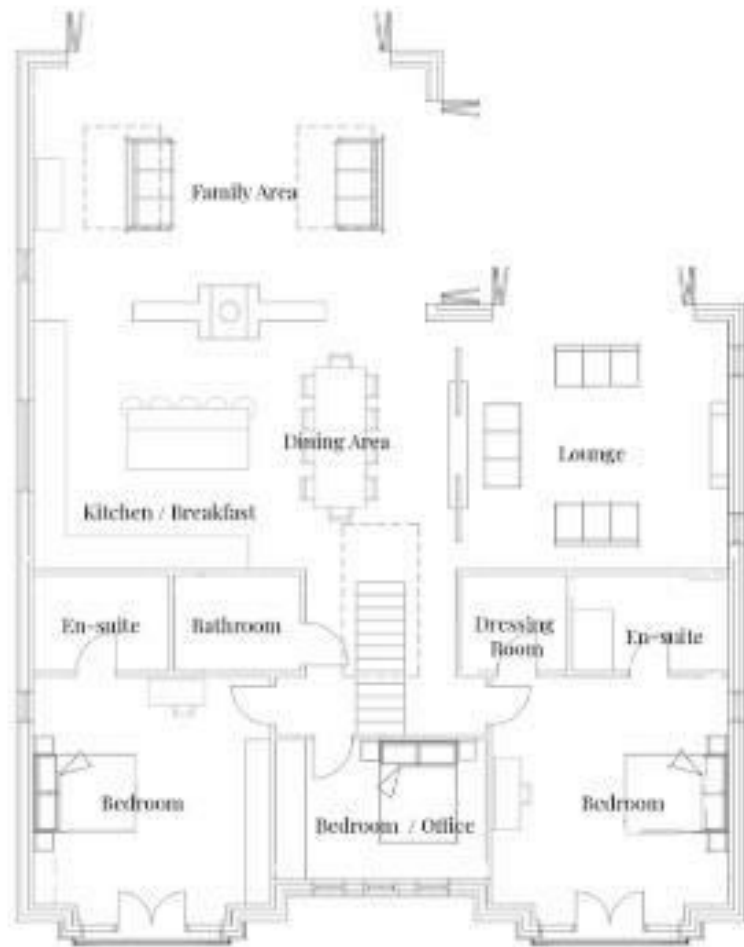
This home is equipped with modern conveniences, including solar panels with battery storage, a Rako lighting system, and underfloor heating that can be controlled via an app. It is also media-ready, alarmed, speakers integrated in various rooms and pre-wired for CCTV, ensuring that you have all the latest technology at your fingertips.

The rear garden offers far-reaching views, creating a serene outdoor space to unwind and enjoy the beauty of the surrounding countryside. The large patio is Egyptian stone and has LED lighting installed.. This desirable village location combines the tranquillity of rural living with easy access to local amenities, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Borough Green which offers a mainline station, schooling and shops is a short drive while the larger town of Sevenoaks is within easy reach.

In summary, this remarkable property on Copt Hall Road is a perfect blend of luxury, modernity, and comfort, making it a must-see for discerning buyers. With simply too many features to list, viewing is essential.

- 5 bedroom 5 bathroom
- 4 receptions
- Electric gated entrance
- Double garage and large drive
- Bespoke premium new build with 10 year certification
- Desirable village location
- Far reaching views from rear garden
- High specification finish and fittings
- State of the art including solar panels, Rako lighting, speakers, underfloor heating, smart home enabled
- Landscaped garden with Egyptian stone patio and LED lighting





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

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Location Map

Tenure: Freehold

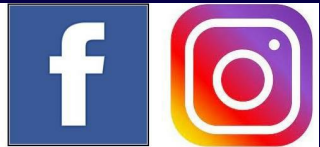
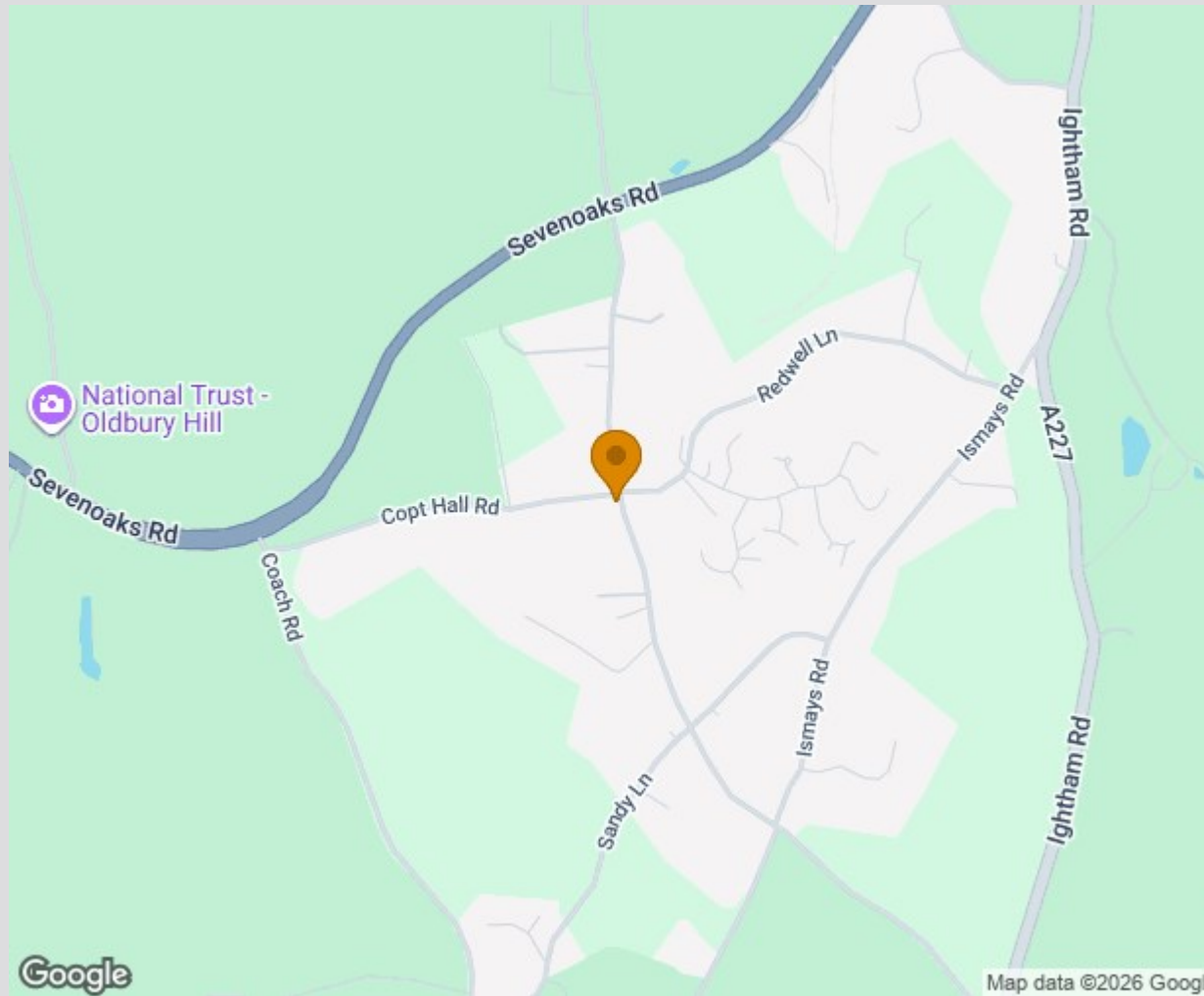
Council tax band: New Build

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agent's note

Some images are staged, created or are from other properties from the same developer for illustration purposes only. Floor plan is a guide and subject to some internal changes.



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