



THE VILLAGE SHOP, THE STREET, IGHTHAM, KENT, TN15 9HH

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

GUIDE PRICE

£500,000 - £525,000

FREEHOLD

Beautifully presented three bedroom character property in central village location.

Master bedroom with en suite shower room.

Private rear courtyard and versatile cellar space.





We are delighted to market this charming three bedroom semi-detached character property that is nestled in the heart of the popular and historic village of Ightham. Once a charming village shop, this beautifully converted double fronted property is steeped in local history and now offers spacious and versatile living accommodation.

There are two entrances to the property; the side door opens onto an entrance hallway whilst the centre door opens directly into the Lounge/Diner. This spacious living area has beautiful polished wood flooring as well as bespoke shutters to the front windows which allow for plenty of natural light, whilst combining style with privacy.

This open plan living space connects effortlessly to the kitchen where you will find well-fitted and stylish units and work top space. A back door provides access to the private rear courtyard which is an ideal spot for a bistro table and chairs. There is plenty of space in the kitchen for a breakfast table. A hatch leads down to the cellar which has been tanked and plastered and comprises of three rooms. The basement would benefit from a rigid staircase and hydraulic aided hatch which would provide easy access to, potentially, a home gym, office or games room.

Next door to the kitchen is a useful utility room and WC.

Upstairs, on the first floor is a sizeable landing which leads to a bright and sunny master bedroom. This charming room is decorated in calm neutral colours and has a well-fitted en suite shower room. There is a generous single bedroom next door.

On the second floor you will find a further large double bedroom as well as a stylish and beautifully appointed bathroom with stand-alone bath and separate shower cubicle.

Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away, both with services into the city. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. There are good transport links with the M20, M26 Motorways just a short drive away.

Viewing is strictly by appointment only.

ACCOMMODATION

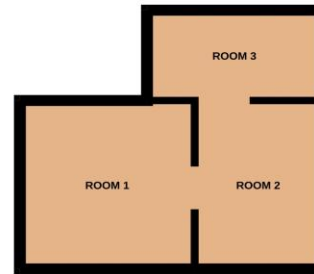
GROUND FLOOR
44.4 sq.m. (478 sq.ft.) approx.



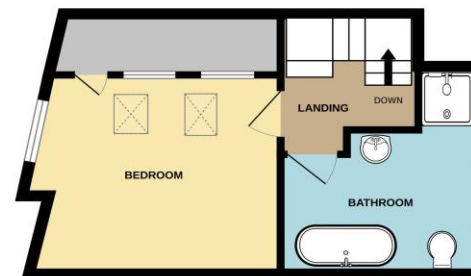
1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



BASEMENT LEVEL
16.5 sq.m. (178 sq.ft.) approx.



2ND FLOOR
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 129.9 sq.m. (1398 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hallway

Lounge/Diner

20'1" (6.12m) x 9'8" (2.95m)

Kitchen/Breakfast Room

14'7" (4.45m) reducing to 10'2" (3.10m) x 12'0" (3.66m)

Cloakroom

Basement comprising 3 rooms

Room 1

8'8" (2.64m) x 4'10" (1.47m)

Room 2

11'0" (3.35m) x 9'11" (3.02m)

Room 3

10'0" (3.05m) x 8'8"

First Floor

Landing

Bedroom 1

14'11" (4.55m) x 10'4" (3.15m)

En-suite

8'10" (2.69m) x 8'4" (2.54m)

Bedroom 3

10'5" (3.17m) x 7'8" (2.34m)

Second Floor

Bedroom 2

12'6" (3.81m) x 11'8" (3.56m)

Bathroom

9'0" (2.74m) x 7'8" (2.34m)

Outside

Small courtyard area to the rear.



Route to View

From our office in Borough Green head west on the Sevenoaks Road towards Sevenoaks. At the second roundabout take the second exit onto Borough Green Road heading into Ightham village. After approximately half a mile you will enter The Street and the home can be found on the right hand side almost opposite the memorial.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

For more information or to arrange an appointment to view, please contact us on:

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