Ibbett Mosely

3 Old School Cottages, Borough Green Road,
Ightham, TN15 9HX

A fabulous opportunity to buy a ready to move in cottage in the stunning village of Ightham, priced to sell with no onward chain this period cottage offers two bedrooms, refitted kitchen and bathroom and has been recently decorated ready for sale.

A good sized garden offers great opportunity to extend once permissions are applied and granted from the local planning office.

- Charming terraced cottage
- Front and back gardens
- Upstairs bathroom
- Kitchen breakfast room
- Potential to extend subject to planning agreement
- Newly redecorated
- No onward chain
- Close to station, popular Ightam village centre & Borough Green
- EPC rating C - Council Tax Band C
- Guide Price £275,000

Front Exterior

The front exterior welcomes you with a charming pathway leading to a traditional brick terrace house. Flanked by low walls and a wooden gate, the front garden features a simple lawn bordered by plants and shrubs, creating a neat and inviting approach to the property.

Living Room

This cosy living room offers a peaceful space with a carpeted floor and a central fireplace, perfect for relaxing evenings. Built-in shelves and cupboards on either side of the fireplace provide practical storage and display options. The room benefits from natural light through the front window and links directly to the kitchen, creating a welcoming flow between the two rooms. An understairs cupboard provides great storage.

Kitchen Breakfast Room

The kitchen breakfast room is bright and functional, fitted with white shaker style cabinetry complemented by wood-effect worktops, creating a fresh and modern feel. It includes integrated appliances such as a gas hob, oven, and extractor hood. A window and a glazed door to the garden allow plenty of natural light, while the grey vinyl flooring adds a practical touch. The kitchen connects to the living room through an open doorway with sliding door to maintain good space, offering an easy flow throughout the ground floor.

Bedroom

This bedroom is compact carpeted, with built-in wardrobes providing useful storage space. A window allows natural light to brighten the room, which is neutrally decorated and offers a quiet retreat for rest and sleep.

Bathroom

The bathroom features a white suite with a pedestal washbasin, toilet, and a bath with a shower over it, enclosed by a glass shower screen. The neutral tiling and flooring create a clean and practical environment. A window ensures the room is well lit with natural light, enhancing the fresh and airy feel.

Bedroom 2

A bedroom with carpeted flooring and a window inviting natural light from the garden. The neutral tones throughout make it a versatile space suitable as a second bedroom, nursery, or home office, depending on your needs.

Rear Garden

The rear garden extends from the back of the house offering a generous outdoor space mostly laid to lawn with a paved area close to the house for seating. The garden is enclosed by fencing and mature hedging, providing privacy and the opportunity for gardening or outdoor activities. A brick built outbuilding with three seperated spaces divides the garden into two areas of similar size. The South East facing garden looks out to rural fields to the rear.

Ightham

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 1.5 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.

Ground Floor **First Floor**

Approx. Gross Internal Area 505 ft² ... 46.9 m² (excluding outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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EPC Rating- C

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