



Fen Pond Road

Ightham TN15 9JE

Guide Price £850,000



COUNTRY HOMES

Ightham TN15 9JE

Set in the highly sought-after village of Ightham, this exceptional four-bedroom, chain-free home represents the very best of contemporary new-build living. Recently completed to an impeccable standard, the property offers a seamless blend of modern design, energy efficiency, and luxurious finishes, making it ideal for families seeking both comfort and style.

At the heart of the home is an impressive open-plan lounge and dining area, designed to create a sociable and versatile living space ideal for both relaxing and entertaining. This expansive area flows seamlessly into a beautifully appointed kitchen, complete with premium worktops, high-specification integrated appliances, and elegant cabinetry. A conveniently positioned utility room connects to the kitchen, offering additional practicality while maintaining the clean, streamlined aesthetic of the main living space.

Underfloor heating runs throughout the ground floor, providing a consistent and comfortable warmth, complemented by an advanced air source heat pump system that ensures energy efficiency and reduced running costs. The property has been built with sustainability in mind, offering a modern solution for eco-conscious buyers.

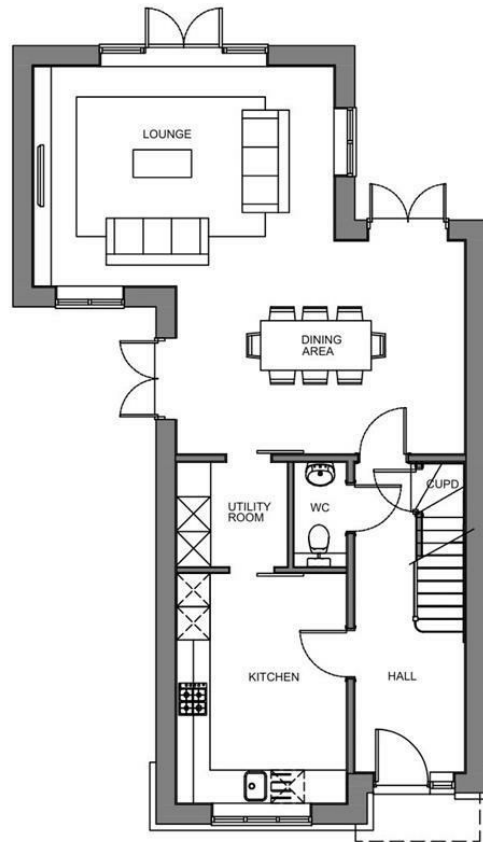
Upstairs, four bedrooms provide ample accommodation, including a luxurious master bedroom with en-suite facilities. The remaining bedrooms are served by a stylish family bathroom, all finished with high-quality fixtures and fittings.

Externally, the property benefits from a private east-facing garden and off-street parking with installed EV charger, enhancing its appeal for families and professionals alike. Being chain-free, the purchase process is simplified, allowing for a smoother and quicker move.

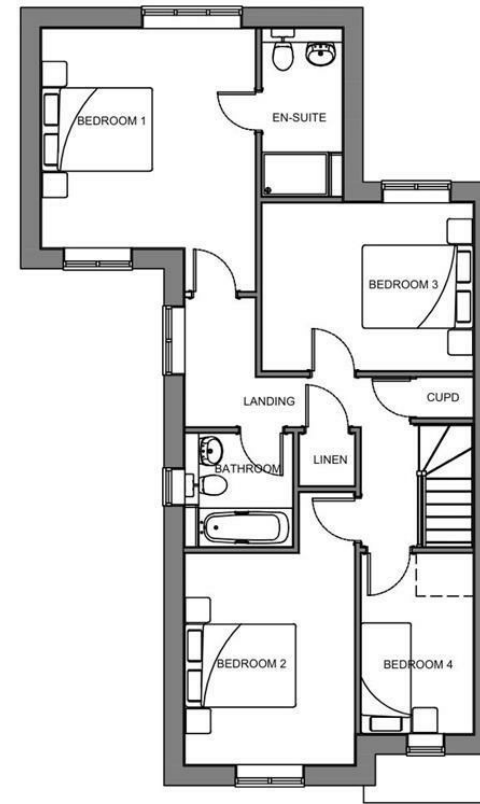
For added peace of mind, the home is covered by a 10-year structural warranty, ensuring long-term protection and confidence in the build quality. This outstanding property offers a rare opportunity to acquire a turnkey home in a desirable village setting.

- ****BEING SOLD CHAIN FREE****
- Detached 4 Bedroom Property
- 10 Years Structural Warranty
- Over 1,500SQFT of Living Space
- Large Open Plan Living Room/Diner
- Extensive Off Road Parking
- Spacious Light Interiors Throughout
- East Facing Garden
- Highly Sought-After Location
- Viewing Highly Recommended





GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-39	G		
1-20			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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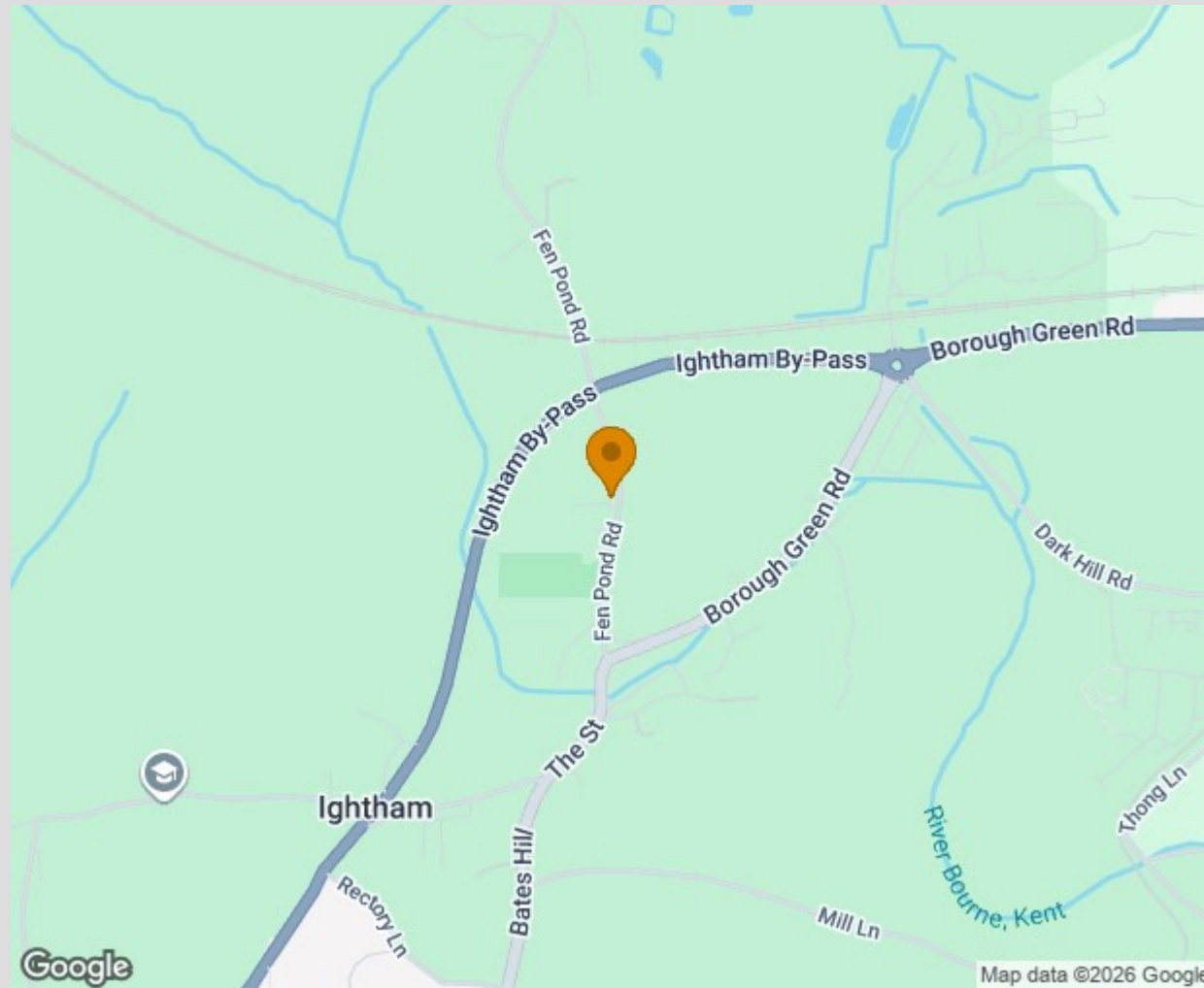
Location Map

Tenure: Freehold

Council tax band:

AML Borough Green

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.



TO VIEW CONTACT: 01732 91 44 00 boroughgreen@khp.me

www.khp.me



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