



## Silverdown Copt Hall Road

Ightham, Kent, TN15 9DT Freehold



Offers In The Region Of  
£649,995

Tucked away in the highly desirable village of Ightham, this 1930's semi-detached house will win you over once you step in to the sitting room and you notice the beautiful woodland back drop out of the conservatory. This house has three reception rooms, four bedrooms, kitchen, two bathrooms and downstairs cloakroom. Lots of potential to extend (subject to approved planning). Externally there is a garden to front, driveway leading to the garage and the rear garden has the option to lease further land from the parish council. No onward chain.

### Overview

- Desirable village of Ightham
- Backing onto woodland
- 1930's semi-detached house
- Four bedrooms
- Three reception rooms
- Two bathrooms and cloakroom
- Driveway and Garage
- Front and rear gardens ( plus option to lease further land)
- No onward chain
- Council tax band F

### Property Description

Nestled in the sought-after village of Ightham, this charming 1930s semi-detached home is sure to captivate you as soon as you enter the sitting room and catch sight of the stunning woodland view from the conservatory. The property offers three reception rooms, four bedrooms, a kitchen, two bathrooms, and a downstairs cloakroom. There's plenty of potential for expansion, subject to the necessary planning permissions. Outside, you'll find a front garden, a driveway leading to the garage, and a rear garden with the possibility to lease additional land from the parish council. No onward chain.



### Location

Shopping: Sevenoaks (5 miles), Tonbridge (7 miles) and Bluewater (18 miles). Rail Services: Sevenoaks to Cannon Street/Charing Cross. Borough Green to Victoria. State Primary Schools: Ightham, Plaxtol & Shipbourne. State Secondary Schools: Sevenoaks, Sackville, Borough Green and Grammar schools in Tonbridge & Tunbridge Wells. Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Walthamstow Hall, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory

Schools in Otford. Radnor House School in Sundridge. Leisure Facilities: Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf Club with private health/fitness centre in Hildenborough. Reynolds Retreat private health/fitness centre in Borough Green.

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Directions

From our Borough Green office: Head east on Maidstone Rd, Turn right to stay on Maidstone Rd, Turn right onto Maidstone Rd/A25, Continue to follow A25,

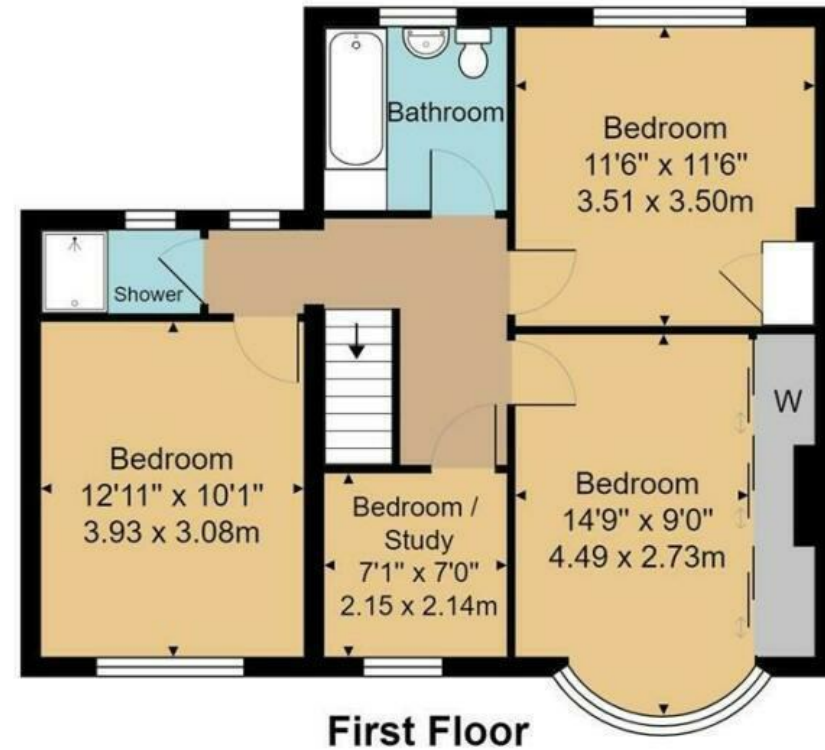
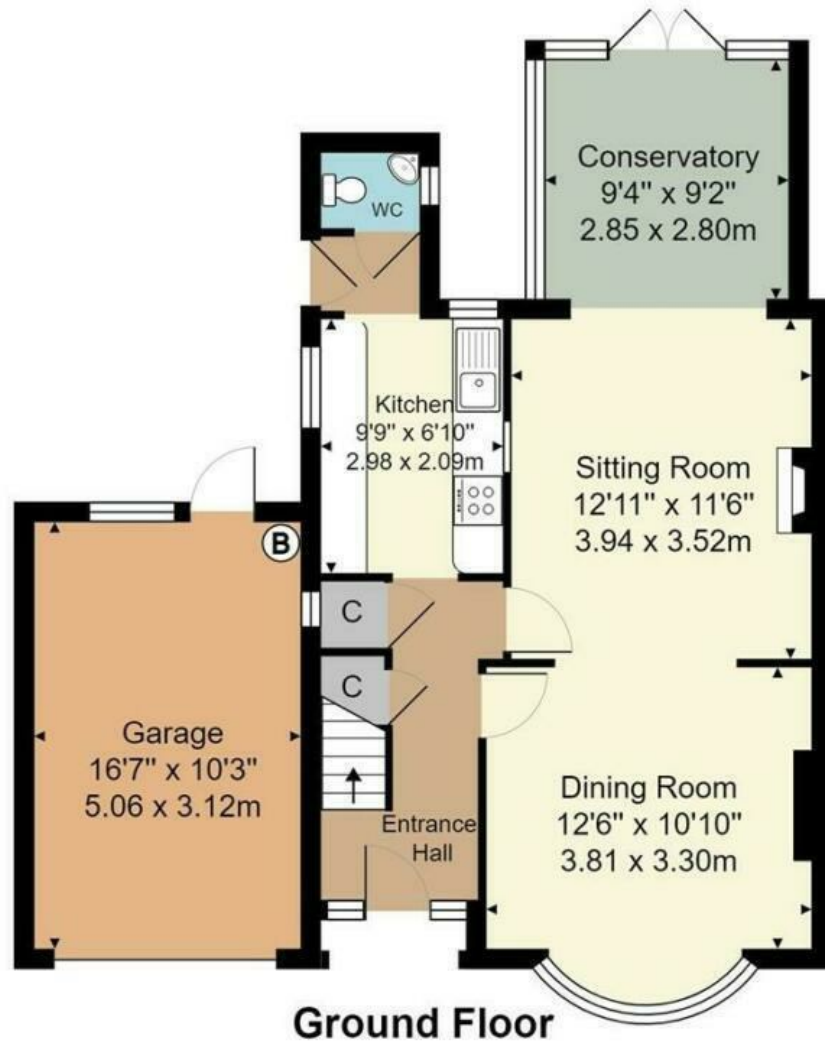
At the roundabout, take the 1st exit onto Sevenoaks Rd/A25, Continue to follow A25, At the roundabout, take the 3rd exit onto Ightham By-Pass/A25, Continue to follow A25, Turn left onto Common Rd, Turn right onto Copt Hall Rd What3words: ///codes.twist.scout

### Property Information

The property was built in the 1930's of traditional brick and tiled roofs. The property is connected via electricity and gas to the house and currently with EDF. It is also on mains drains and sewage with Southern Water. Telephone and broadband is connect via BT with broadband being connected via FTTC.



Approx. Gross Internal Area  
 1400 ft<sup>2</sup> ... 130.1 m<sup>2</sup>  
 (Incl. Garage)



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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