



## Silverdown Copt Hall Road

Ightham, Kent, TN15 9DT Freehold



Guide Price £675,000

Guide price £675,000 to £700,000 - 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



### GROUND FLOOR

#### Entrance hall

Stairs to first floor with cupboards under.

#### Sitting room

12'11 x 11'6

Feature fireplace with gas fire, openings to the dining room and conservatory.

#### Dining room

12'6 x 10'10

Double glazed bay window to front and shelving to the recesses.

#### Conservatory

9'4 x 9'2

French doors with steps down to a decking area with stunning views over the garden and towards woodland.

#### Kitchen

9'9 x 6'10

Dual aspect, wall and base units, sink with drainer, space for gas cooker, space for washing machine, space for dishwasher, space for fridge, serving hatch and door to garden.

#### Cloakroom

5'3 x 3'8

WC, wash basin and window.

### FIRST FLOOR

#### Landing

Window to rear and loft access.



**Bedroom one**

14'9 x 9'0 to wardrobe to wall 11'06  
Double glazed bay window to front and built in wardrobes.

**Bedroom two**

12'10 x 10'1  
Double glazed window to front.

**Bedroom three**

11'6 x 11'6  
Double glazed window to the rear with lovely views over the garden and airing cupboard.

**Bedroom four/study**

7'1 x 7'0  
Small bedroom currently used as a study with double glaze window to the front.

**Bathroom**

6'11 x 6'11  
Bath, WC, wash basin and window to rear.

**Shower room**

6'7 x 3'2  
Shower cubicle, towel rail and window to rear.

**EXTERNALLY****Front garden**

Lawn, hedge, driveway leading to the garage and side access to the rear garden.

**Rear garden**

Raised decking area, shed, lawn with flower beds of shrubs and bushes. Additional garden area to the rear which can be leased on a 10 year agreement from the parish council as £50 per year. which also has the potential to be renewable.

**Location**

Set to the South West of Sevenoaks the highly sought-after and historic village of Ightham offers the perfect balance of country living. Surrounded by picturesque countryside and woodland, the village has an 'Ofsted outstanding' primary school, village shop, pub, historic church, recreation ground with playground, tennis courts and National Trust site of Ightham Moat while still providing easy access to the nearby towns of

Tonbridge and Sevenoaks.

Sevenoaks town is approximately 6 miles away and offers a comprehensive range of shops, schools and leisure facilities, and Sevenoaks mainline station (with services links to London Bridge, Waterloo East and Charing Cross). Leisure facilities include Sevenoaks Leisure Centre, Vine cricket club, rugby club, hockey club, and golf at Wildernesse and Knole. Sevenoaks also benefits from the two grammar schools, two comprehensive schools and a number of private schools including the internationally renowned Sevenoaks School

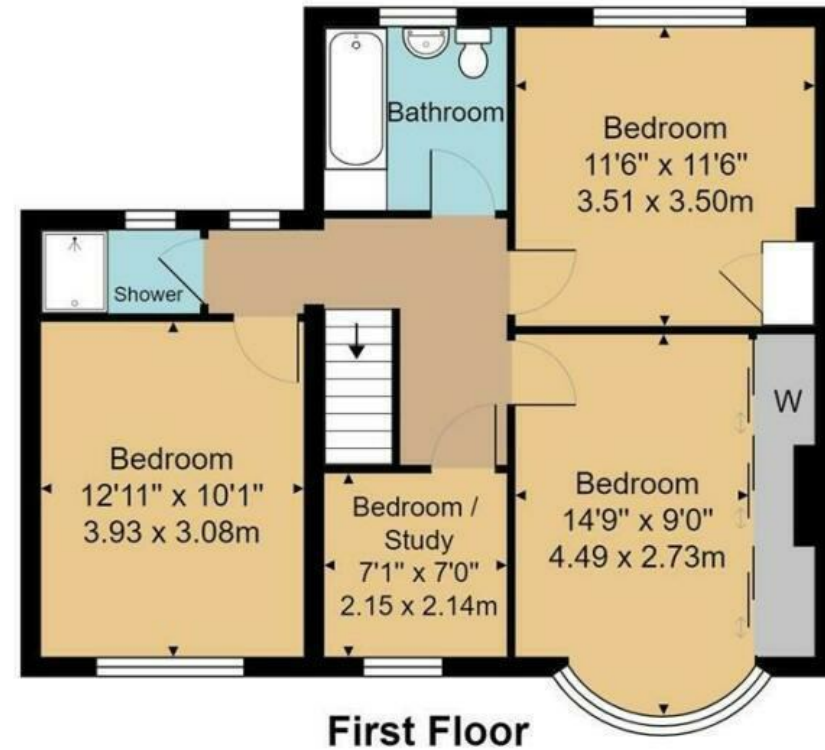
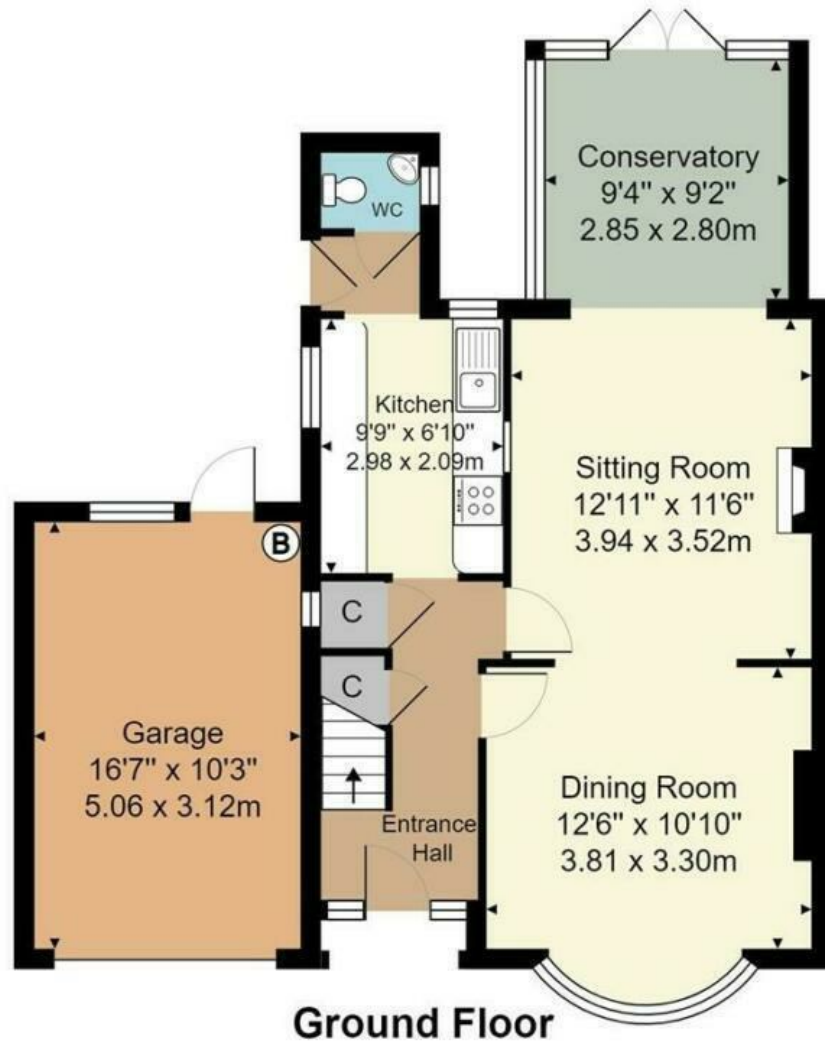
More locally the village Borough Green village, has a variety of shops, doctors, dentists, Reynolds Retreat (gym, country club, restaurant and spa) and mainline station with services to London Bridge (within 37 minutes), Maidstone, is within 1.5 miles. The M20 and the M26 can both be accessed within 3.2 miles.

**Agents notes**

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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