



Ismays Road

Ightham, Kent, TN15 9BE Freehold

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Price Range
£700,000 to £725,000

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A beautifully positioned and extended Edwardian home set within the highly desirable village of Ightham. Offered with a spacious layout, characterful charm and 100ft rear garden.

Overview

- Character semi detached cottage
- Delightful semi-rural location
- 22ft reception room & Study
- Three double bedrooms
- Gas CH & Period features
- Approx. 95ft pleasant garden
- Generous kitchen/dining room
- Highly sought village location
- Gravel driveway offering ample parking
- Extended at the rear

Description

This beautifully positioned and attractive Edwardian semi detached home enjoys a well appointed internal layout with characterful features and generous rear garden. Found within a quiet lane within this quaint and highly sought village the property offers a delightful setting. Internally the property has been extended to offer a deceptively spacious layout ideal for family occupation. In principle accommodation boasts a storm porch and entrance hall leading into a useful study ideal for working from home and a 22ft reception room with feature fireplace and connecting access into an open plan kitchen/diner that offers a natural hub to the property with a light dual aspect offering views and access onto the rear garden. To the first floor the central landing leads into three double bedrooms with the principal bedroom forming part of the rear extension with en-suite and Juliet balcony with the first floor serviced by a family bathroom. The age of the property offers natural character throughout with the advantage of high ceilings and plenty of natural light. Externally the property offers ample parking to the front with a generous enclosed garden to the rear which compliments the property perfectly.



Location

Isma's road is a picturesque road that links in between Lghtham and neighbouring Ivy hatch. Located in the highly sought-after historic village of Lghtham with its popular 'Ofsted outstanding' primary school, village shop, pub, historic church, recreation ground with playground and tennis courts and National Trust site Lghtham Moat. Borough Green village, with its variety of shops, restaurants, take-aways, pub, bar, primary school, churches, 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. Sevenoaks town centre, with its comprehensive range of educational, recreational and shopping facilities; and mainline station with fast services to London, is approximately 6 miles away. The M20 and the M26 can both be accessed within 3.2 miles.

Entrance Porch

Glazed door with window to side and connecting door leads into

Entrance hall

Wooden doors and under stairs cupboard

Study

8'2 x 5'9

A versatile room with window to the side elevation, currently used for storage

Main reception room

22' x 9'9

Offered with high ceilings and central open fireplace with shelving to the recess of the chimney and window to front with a secondary reception space that is used as a music/family room

Kitchen/diner

17'2 x 14'1

Connecting door from main reception room leads into a open plan space with initially a formal dining space found with French doors to rear that socially connects into the kitchen found with a window to rear and part glazed door to side that offers a light dual aspect into this space offered with a range of units with ample space for appliances and fitted oven. Offering views onto the rear garden and breakfast bar with tiled floor

First floor landing

Stairs rise from the entrance hall to the first floor landing offering a large storage cupboard returning over the stairwell, doors off to the following

Bedroom one

18'11 11'7

Initially offering a fitted wardrobe/dressing area leading into the main room with feature Juliet style balcony to rear offering a verdant outlook and an elevated view onto the rear garden with connecting door through to

En-suite shower room

Window to side, shower cubicle wash hand basin, w.c

Bedroom two

10'2 x 9'7

Window to front with a verdant outlook, fitted wardrobe and central fireplace

Bedroom three

12' x 8'5

Window to rear offering a verdant outlook and views onto the garden, with central fireplace

Family bathroom

Window to side, panel bath, wash hand basin, w.c

Front External

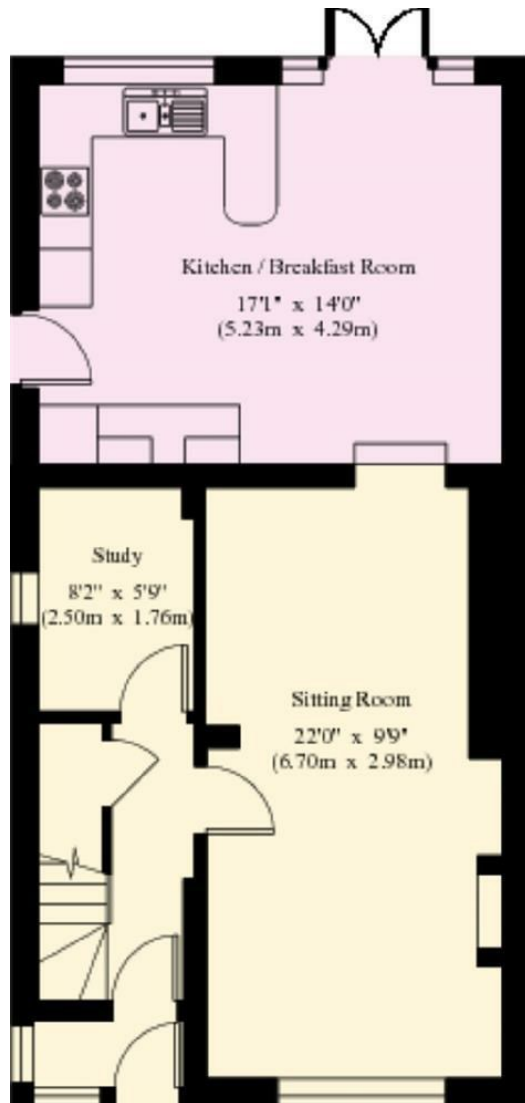
A generous gravel driveway offering parking with gated side access and hedgerow borders offering privacy

Rear Garden

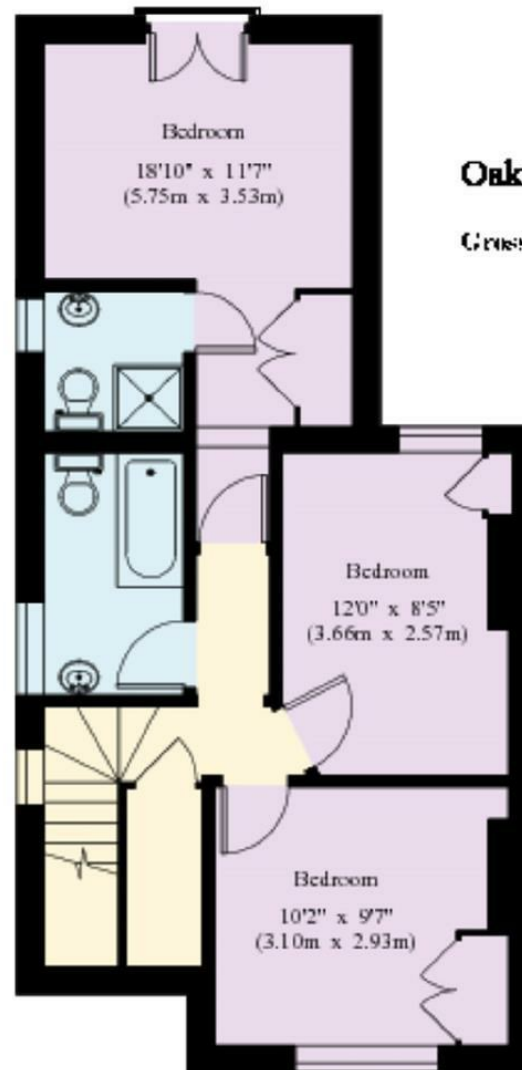
100 ft approx

Initially a patio to the immediate rear linking the kitchen to the garden. The garden is offered to lawn with attractive flowerbed borders and close board timber fencing





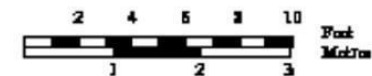
Ground Floor



First Floor

Oakland Cottage

Gross Internal Area : 110.5 sq.m (1187 sq.ft.)



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