



**20 Upper Spring Lane**  
Ightham, TN15 9DP Freehold

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£675,000

**Ightham is regarded as one of the best places in Britain to live, come and take a look to find out! If location or a large garden is important to you, then this stunning extended house backs onto woodlands and is set in a quiet no through road. No onward chain.**

#### Overview

- Semi detached house
- Desirable Ightham location
- Backing onto Oldbury woods
- Three reception rooms
- Three bedrooms
- Two bathrooms
- Feature 140ft rear garden
- Driveway & garage
- No onward Chain
- Council tax band E

#### Description

A rare opportunity to acquire this attractive 1930's semi detached house with a rear extension that compliments the property perfectly. The property is positioned within a private cul-de-sac within the highly sought village of Ightham with a large 148ft rear garden that backs directly onto Oldbury woods. Internally the property is well appointed and deceptively offers entrance hall, three reception rooms, modern fitted kitchen with separate utility room and shower room w.c. To the first floor three well appointed bedrooms enjoying a pleasant verdant outlook with this floor serviced by a family bathroom. The property offers the convenience of modern refinement blended with a spacious layout and appealing location.



## Location

Located in the highly sought-after historic village of Ightham with its popular 'Ofsted outstanding' primary school, village shop, pub, historic church, recreation ground with playground and tennis courts and National Trust site Ightham 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 hall

### Living room

13'3 10'11

A well lit bay fronted front reception room with feature fireplace and connecting access to

### Dining room

12'11 11'11

The central reception that offers ample space for dining table and chairs, partially and socially open plan to the kitchen and connects via double doors to



### Rear reception

11'11 x 9'1

Forming part of the rear extension, a most versatile room with direct views and access onto the rear garden

### Kitchen

9'10 x 7'4

An impressive range of modern matching wall and base units with generous worksurfaces, fitted gas hob extractor, oven with ample space for appliances and connecting access into

### Utility room

9'9 x 8'5

A further range of fitted base units with views onto the rear garden. Connecting door into the rear reception room and adjoining door to

### Shower room w.c

A modern suite with cubicle, wash hand basin and w.c

### First floor landing

Access through to each bedroom and access to the loft space above

### Bedroom one

13'10 x 12'3

Bay window to front with fitted wardrobes to each recess



### Bedroom two

13 x 12'3

Lovely view onto the rear garden and fitted wardrobes to the recess

### Bedroom three

7'1 x 7

A well appointed single bedroom with window to front

### Family Bathroom

Modern suite with tiled walls and opaque window to rear

### To the front

A generous area of lawn with mature planted beds and borders with a long driveway leading to the garage

### Garage

19'1 x 8'2

Detached with pitch roof and up and over door, light and power

### Rear garden

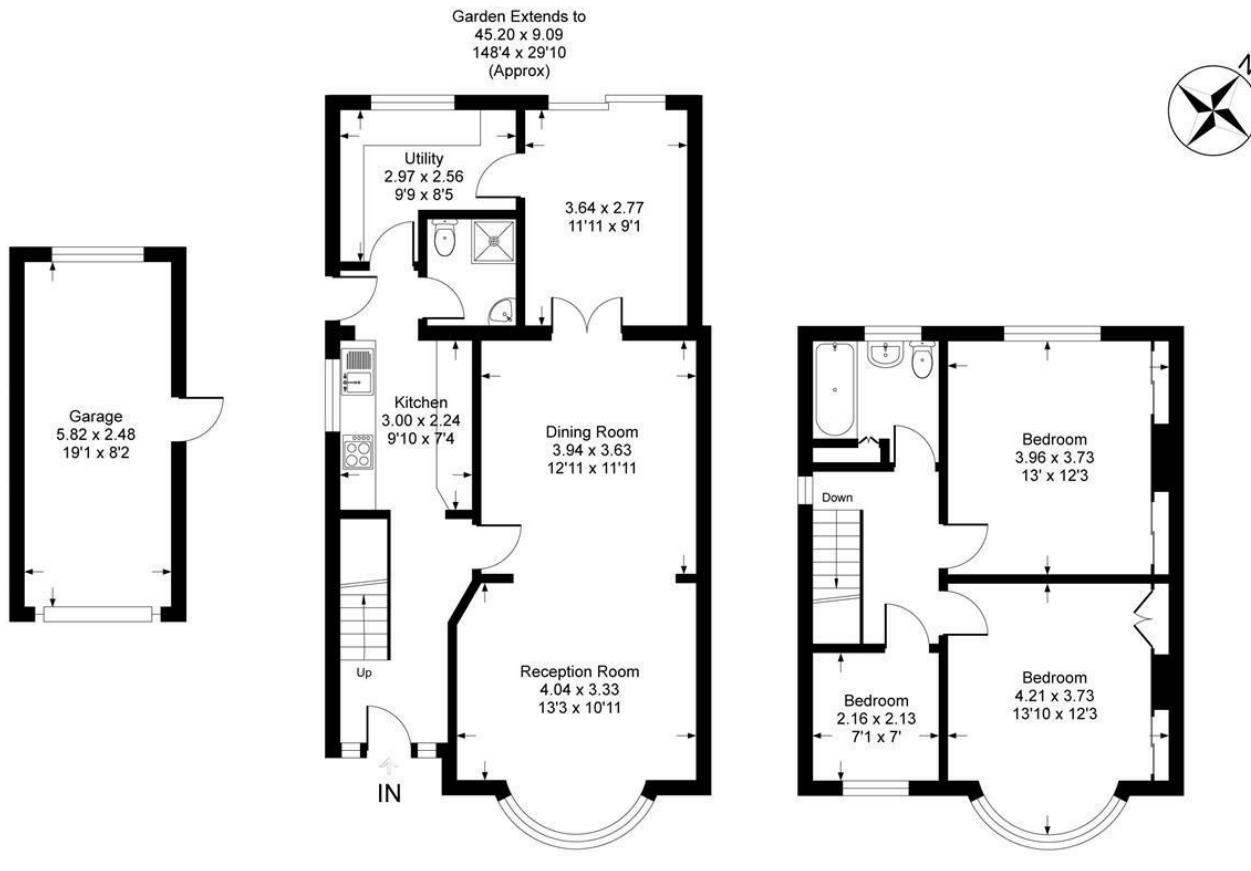
148 x 30

A particular feature of the property is the rear garden, ample patio seating area to the immediate rear with steps that lead onto expansive area of lawn and well stocked borders that back directly onto Oldbury woods



## Upper Spring Lane, TN15

Approximate Gross Internal Area = 114 sq m / 1226 sq ft  
 Approximate Garage Internal Area = 14 sq m / 155 sq ft  
 Approximate Total Internal Area = 128 sq m / 1381 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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51 Western Road, Borough Green, Kent, TN15 8AN  
 T: 01732 885585

[boroughgreen@kings-estate-agents.co.uk](mailto:boroughgreen@kings-estate-agents.co.uk)  
[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

