



**STONE COTTAGE, THE STREET, IGHTHAM, KENT, TN15 9HH**

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**  
Reynolds



£650,000

FREEHOLD

A beautifully presented  
Grade II listed cottage.

Private garden and driveway  
for 1 car to the rear.

Found in a central position  
within the popular Ightham  
village.





A beautifully presented Grade II listed, 3 bedroom cottage found in the heart of Ightham village.

As soon as you enter the home you will immediately appreciate that the current owners have carefully and thoughtfully updated this home to a very high standard whilst not upsetting the character and charming features within.

The Lounge is a big room with a large inglenook fireplace; we understand that the home was a bakery at some point years ago hence such a large fireplace. The Dining Room is next and would be a wonderful place to entertain. There is a stunning feature stone wall with inlaid stones known as Galleting. The Kitchen has been remodelled in recent years and is a bright room offering plenty of work to space and cupboards. A door leads downstairs to the dry cellar which is currently used as a Utility Room but has a multitude of other uses. The Family Room is also a bright room overlooking the garden and again has a multitude of uses, a study if you work from home or a reading room perhaps.

Upstairs the character and condition continues. All 3 Bedrooms are sizeable double rooms, the Master has a cleverly designed en-suite shower room. The 2nd bedroom has plenty of built-in storage space and the 3rd bedroom would be a lovely guest room. The Bathroom has a modern suite with floor to wall tiling.

Outside the garden is easy maintenance being all stone patio. There is adequate space for Dining al-fresco or relaxing on sun loungers and despite being in the centre of the village feels very private. A gate takes you to the driveway which can easily hold 1 car or possibly 2 smaller cars.

Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away, both with services into the city. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. There are good transport links with the M20, M26 Motorways just a short drive away.

This property is offered for sale with NO ONWARD CHAIN. Viewing is strictly by appointment only.

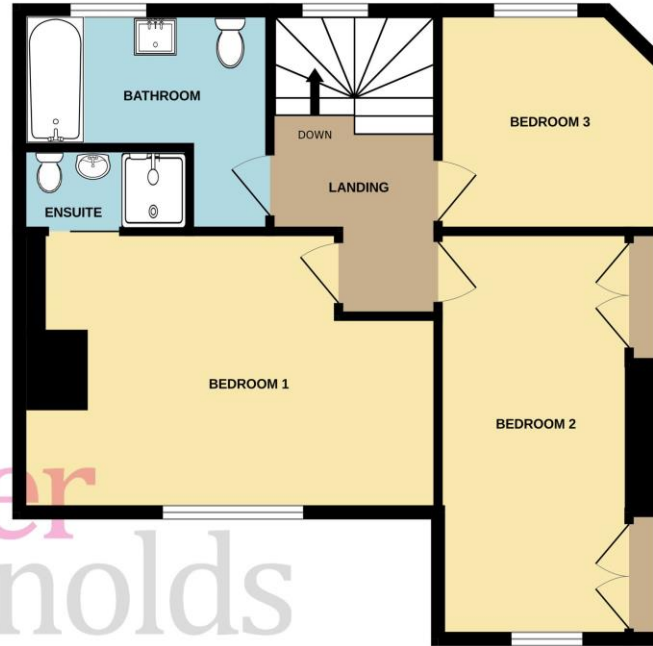


# ACCOMMODATION

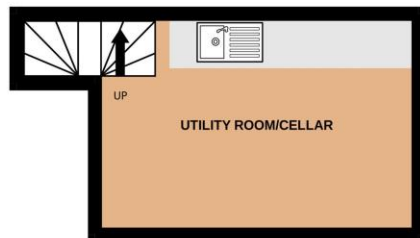
GROUND FLOOR  
54.0 sq.m. (581 sq.ft.) approx.



1ST FLOOR  
55.1 sq.m. (593 sq.ft.) approx.



BASEMENT  
12.5 sq.m. (135 sq.ft.) approx.



TOTAL FLOOR AREA : 121.6 sq.m. (1309 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Porch

## Lounge

17'8" (5.38m) x 11'8" (3.56m)

## Dining Room

16'11" (5.16m) x 9'5" (2.87m)

## Family Room

10'3" (3.12m) x 8'8" (2.64m)

## Kitchen

13'6" (4.11m) x 9'2" (2.79m)

## Utility/Cellar

13'9" (4.19m) x 8'10" (2.69m)

## First Floor Landing

## Bedroom 1

17'9" (5.41m) x 11'11" (3.63m)

## En-suite

## Bedroom 2

17'4" (5.28m) x 8'3" (2.51m)

## Bedroom 3

10'3" (3.12m) x 9'7" (2.92m)

## Bathroom

## Outside

A north westerly facing garden comprising of stone patio area on 2 levels. Shingled raised beds with flowers and shrubs.

Gate leading to rear driveway for 1 car. Plum slate front courtyard area.



## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Route to View

From our Borough Green office, proceed west along the Sevenoaks Road. At the roundabout, take the second left onto the Borough Green Road heading towards Ightham. Upon reaching Ightham village the road turns into The Street. The home can be found a few houses past the George & Dragon pub on the right hand side denoted by our For Sale board.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.



