



# JONATHAN HALL

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Oldbury Lane, Ightham Sevenoaks, Kent, TN15 9DG

Price Range: £900,000 - £950,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)



## Accommodation

Ground floor: entrance hall with part vaulted ceiling, stairs to first floor, and herringbone style wood effect porcelain tiled floor; cloakroom with WC, washbasin and porcelain tiled floor; sitting room with fitted carpet and French doors leading to the beautiful terrace; study/bedroom three with fitted carpet; a spacious open-plan kitchen/dining room with a stunning Shaker style fitted kitchen comprising a fantastic range of soft closing cupboards and drawers, quartz worktops, sink with Quooker hot tap, Bora induction hob with integrated cooktop extractor, built-in wine cooler, built-in Neff oven, built-in microwave oven, integrated dishwasher, integrated fridge/freezer, a central island with breakfast bar creates a wonderful flow to the dining area with porcelain tiled floor and with bi-fold doors leading on to the beautiful terrace which stretches across the rear of the house; utility room with Shaker style wall and base cupboards, quartz worktops, butler style sink with mixer tap, spaces for washing machine and tumble dryer, porcelain tiled floor and door to the terrace.

First floor: landing, dual-aspect principal bedroom with fitted carpet and a beautiful en-suite bathroom with bath, separate shower cubicle, vanity washbasin, WC and porcelain tiled floor; and dual-aspect bedroom with fitted carpet and a beautiful en-suite shower room with a large walk-in shower with monsoon shower head, vanity washbasin and WC and porcelain tiled floor and walls.

A stunning and charming, energy efficient, new-build detached house built by Sevenoaks based developer Kennett Bros, set in approximately 0.45 acres, with superbly presented light and spacious accommodation, open-plan living, 10-Year new-build warranty, a beautiful terrace, lovely gardens, far-reaching rural views and a large in-and-out driveway. Nestled away on an exclusive lane in the highly sought-after picturesque historic village of Ightham, with its Ofsted outstanding primary school, pub, farm shop and park; and only 1.5 miles from Borough Green with its wide range of local amenities, including railway station (with services to London from 37 minutes) and 5 miles from Sevenoaks.

## Summary

- Stunning New Detached House
- Beautiful Terrace and Lovely Gardens
- Large Sweeping In-and-Out Driveway
- Highly Sought-After Picturesque Village
- Plot of Approximately 0.45 Acres
- Spacious Kitchen/Dining Room, Utility Room
- Sitting Room, Bedroom Three/Study, WC
- Two Double Bedrooms, both with Ensuites
- NO ONWARD CHAIN
- Local Station (Services to London - 37mins)

## Outside

The property is accessed via a large sweeping in-and-out driveway and the front garden is mainly laid to lawn, with plants, shrubs, trees, and an electric vehicle charger. The lovely rear garden has a stunning porcelain tiled terrace with glass balustrade and steps down to the garden, which is mainly laid to lawn, delightful rural views, plants, shrubs, trees, rockery, a side gate, external tap, and external power socket.

## Agents Note

The property is freehold, the council tax band is to be confirmed and it benefits from double glazing, gas central heating with underfloor heating to the ground floor, mains gas, main electricity, mains water, mains drainage and a 10-year new build warranty.





## Location

The property is situated in a popular semi-rural location at the end of a popular lane in the highly sought-after picturesque and historic village of Ightham, with its popular Ofsted 'Outstanding' Ightham Primary School, the George & Dragon pub/restaurant, village shop, recreation ground with children's play area, village hall and St Peters Church.

The popular village of Borough Green, with its wide range of local amenities including a variety of shops, restaurants, cafe, two coffee shops, tea room, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 1.5 miles away.



The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private schools, including two Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 5 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

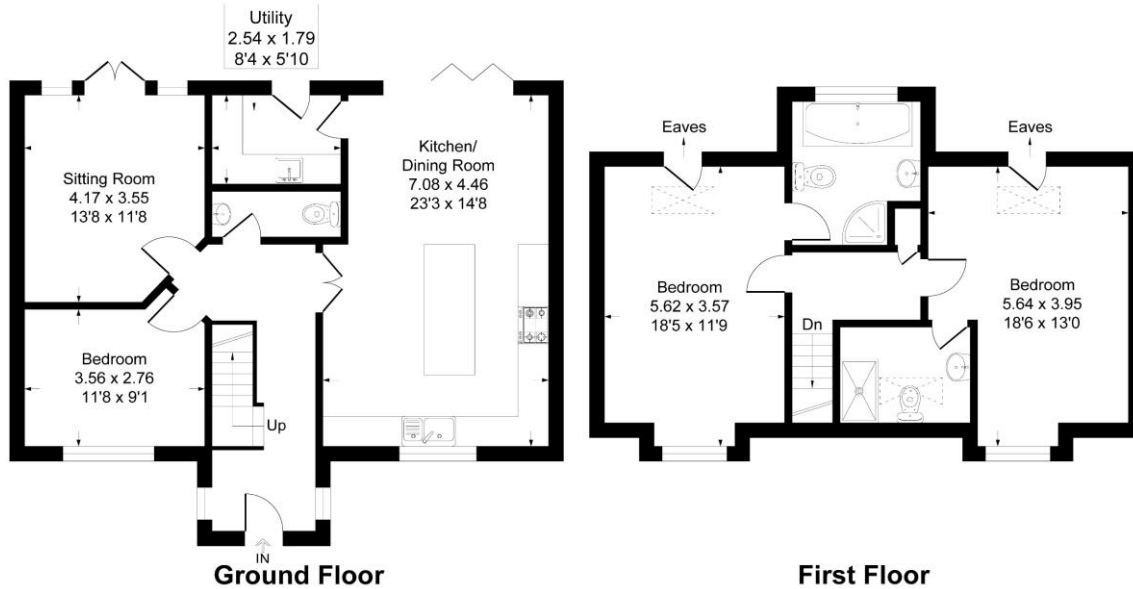
The M26 and the M20 can both be accessed within approximately 4 miles.



*A stunning, brand new three bedroom detached house with a large driveway and lovely gardens, set in approximately 0.45 acres, located in a popular semi-rural location at the end of a lane in the highly sought-after picturesque historic village of Ightham.*







Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulations or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90 plus)	A		110
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		93	
			EU Directive 2002/91/EC

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