



# JONATHAN HALL

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Trycewell Lane, Ightham, Sevenoaks, Kent, TN15 9HN

Guide Price: £850,000

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



A stunning and superbly presented detached barn conversion with an impressive spacious open-plan kitchen/dining/sitting room with vaulted ceiling, three bedrooms, two ensuite shower rooms, two driveways, a pleasant rear garden and NO ONWARD CHAIN. Located at the end of a lane in the heart of the highly sought-after picturesque historic village of Ightham with its Ofsted outstanding primary school, park with an excellent playground, tennis courts, pub, farm shop and Oldbury Woods, and only approximately one mile from Borough Green with its wide range of local amenities, including railway station (with services to London from 37 minutes) and 5.5 miles from Sevenoaks town centre.

## Summary

- Stunning Detached Barn Conversion
- Superbly Presented Accommodation
- Impressive Kitchen/Dining/Sitting Room
- Three Double Bedrooms & Two Ensuities
- Pleasant Rear Garden
- Two Driveways, One with EV Charger
- Heart of Sought-After Picturesque Village
- Approximately 5.5 Miles from Sevenoaks
- Approximately 1 Mile from Borough Green
- Local Station (Trains to London from 37 Mins)

## Accommodation

Ground floor: entrance hall with built-in cupboard housing gas fired combi-boiler, stairs to first floor and built-in cupboard below; impressive spacious open-plan kitchen/dining/sitting room with vaulted ceiling, exposed beams, oak flooring and a beautiful contemporary fitted kitchen comprising wall and base cupboards and drawers, quartz/granite worktops, butler sink with mixer tap, range-style cooker with extractor hood above, built-in microwave oven, integrated dishwasher, integrated fridge/freezer and bi-fold doors to rear garden; principal bedroom with exposed beams, oak flooring, walk-in wardrobe with spaces for washing machine and tumble dryer, and ensuite shower room with shower, WC and washbasin; and bedroom two with a vaulted ceiling, exposed beams, fitted carpet and ensuite shower room with shower, WC and washbasin.

First floor: landing with two built-in cupboards; and a large bedroom/study with vaulted ceiling, fitted carpet and access to eaves storage.

## Outside

There is a small front garden and two driveways, one with parking for one car, and the other with parking for two cars and an EV charger. There is a pleasant rear garden with a beautiful paved patio leading to an artificial lawn, raised flower beds, mature hedging, decking, and outside lighting.

## Agents Note

The property is freehold, in council tax band F and benefits from double-glazed windows, gas central heating, mains electrics, mains water and mains drains.





## Location

The property is located in the heart of the highly sought-after picturesque historic village of Ightham with its popular Ofsted 'Outstanding' Ightham Primary School, the George & Dragon pub/restaurant, farm shop, garden centre, recreation ground with an excellent playground, tennis courts, 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, coffee shops, tea room, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with 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 one mile 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 5.5 miles away.

Bluewater Shopping Centre is approximately 13 miles away.

The M26 and the M20 can both be accessed within approximately 3.3 miles.



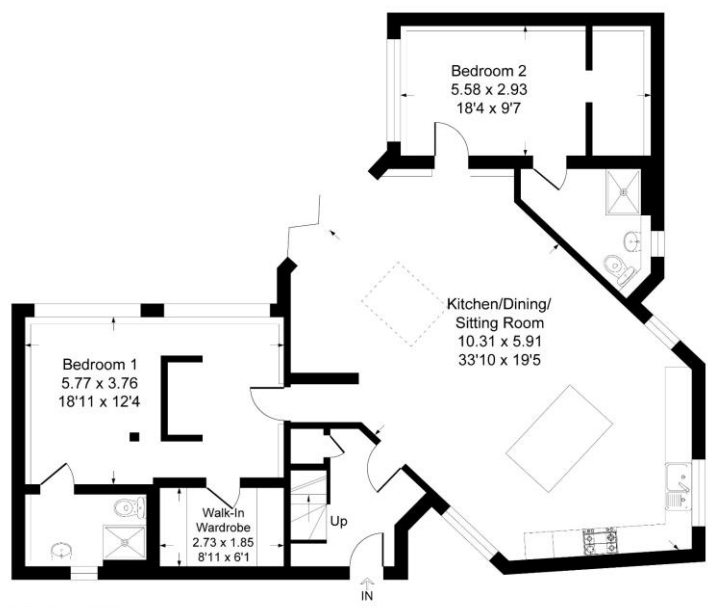
*A stunning and superbly presented detached barn conversion with open-plan living, two driveways and a pleasant rear garden; located at the end of a lane in the heart of the highly sought-after picturesque historic village of Ightham.*



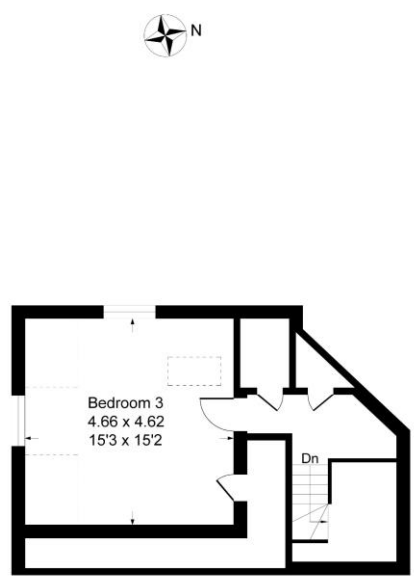




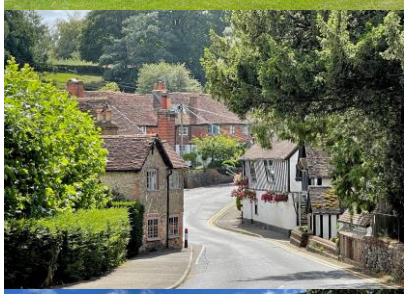
Approximate Gross Internal Area = 142.0 sq m / 1533 sq ft



Ground Floor



First Floor



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 regulation 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		

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