



April Cottage, Bates Hill, Ightham, Sevenoaks, Kent

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**STRUTT
& PARKER**

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April Cottage, Ightham, Sevenoaks, Kent, TN15 9HB

Located within the centre of the village of Ightham, a five bedroom detached family home with south west facing garden and swimming pool

Borough Green 1.1 miles, Sevenoaks 5.4 miles, Borough Green & Wrotham station 1.3 miles (London Victoria 47 minutes), M26 (Junction 2a) 3.4 miles, M25 (Junction 5/A25) 6.9 miles, London Gatwick Airport 28.9 miles, Central London 31.7 mile

Reception hall | Sitting room/drawing room
Dining room | Snug | Kitchen/breakfast room
Cloakroom | Master bedroom with en suite shower room | 4 Further bedrooms | 2 Family shower rooms | Cellarage | Garage with 1st floor over | Store | Gardens | Outbuilding, currently used as games room and boiler room
EPC Rating F

The property

April Cottage offers light-filled flexible accommodation arranged over four floors, combining the amenities of modern living with a wealth of retained character features including exposed beams and open fireplaces.

The ground floor accommodation flows from a spacious welcoming reception hall with a feature bay window and inglenook fireplace. It also comprises a generous triple aspect sitting room/drawing room with a feature fireplace and French doors to a covered seating area and the gardens beyond. A large front aspect dining room with a feature bay window and a well-proportioned rear aspect snug with built-in storage on either side of the feature fireplace are also found on this floor.

The ground floor accommodation is completed by a generous kitchen and breakfast room, offering a range of bespoke fitted units with modern integrated appliances, space for a table

for more informal meals and a door to the front aspect.

Stairs from the reception hall lead down to useful cellarage including a separate cellar store and up to the first floor accommodation which comprises a generous dual aspect master bedroom suite with feature cast iron fireplace, separate dressing area and en suite shower room. On this floor, there are two further well-proportioned bedrooms, both serviced by a large family shower room. The second floor accommodation comprises two double bedrooms together with a second family shower room and generous eaves storage.

Outside

The property is accessed via a side driveway offering parking for multiple vehicles and leading to the large detached garage with an external staircase leading to a spacious first floor room. The remaining gardens lie mainly to the side and rear of the property and are laid mainly to level lawn bordered by mature shrubs and trees, lending privacy to the setting. The rear gardens also feature a sizeable paved terrace, ideal for entertaining and al fresco dining, a heated swimming pool with surrounding patio and a summerhouse. A detached outbuilding, formally a stable block, incorporates a spacious games room and a separate boiler room.

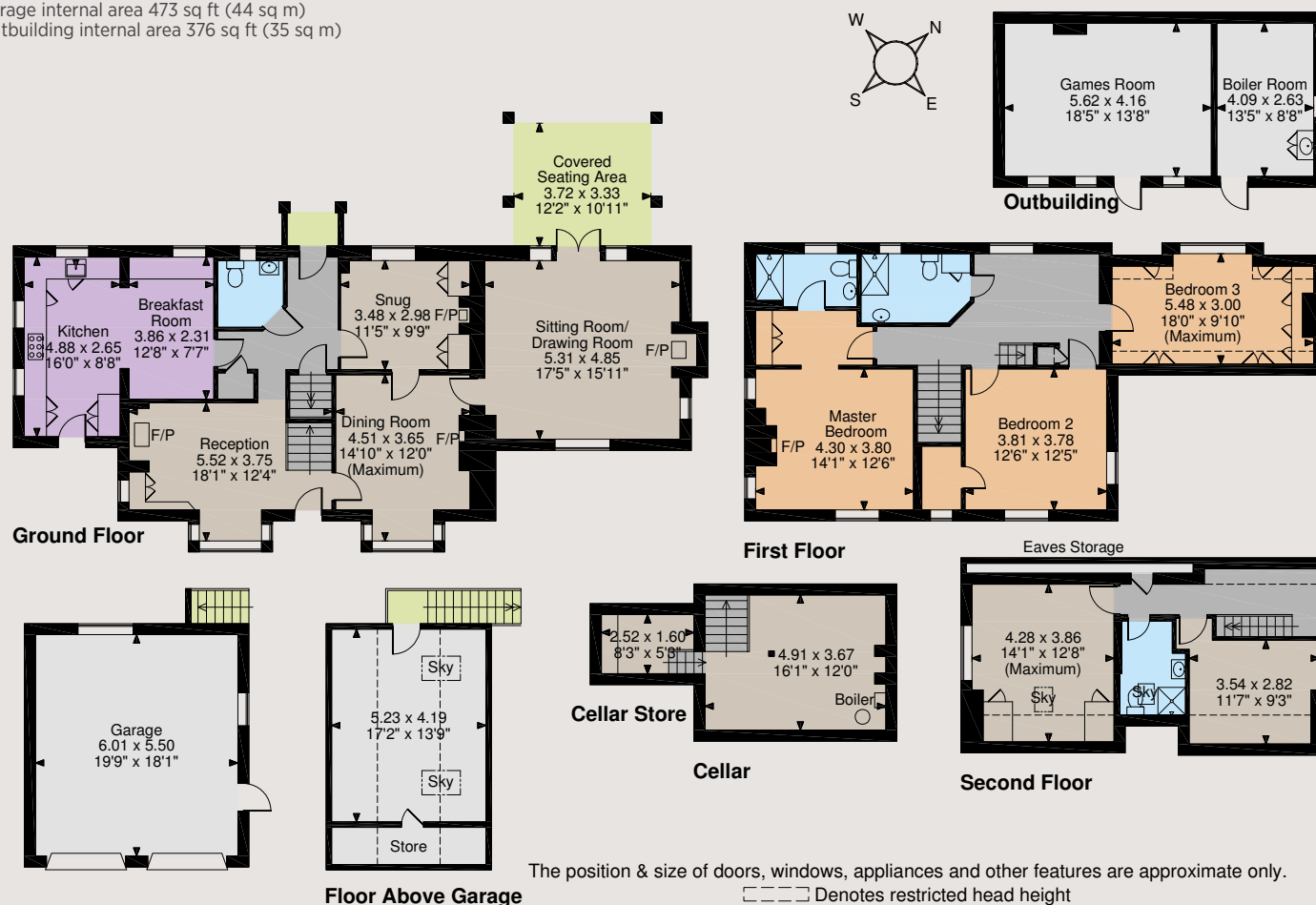
Located

The property is situated in the heart of Ightham, surrounded by numerous walks in the beautiful Kent Downs Area of Outstanding Natural Beauty and home to a well-regarded primary school, parish church and public house. The neighbouring village of Borough Green offers day-to-day amenities including a butcher, baker, chemist, supermarkets and a mainline train station with speedy connections to London. Nearby Sevenoaks boasts a good selection of shops, and a mainline station with services to London. April Cottage enjoys access to a wide range of nearby state schools, including Ightham Primary in the village and Wrotham School.





April Cottage, Bates Hill, Sevenoaks
Main House internal area 2,602 sq ft (242 sq m)
Garage internal area 473 sq ft (44 sq m)
Outbuilding internal area 376 sq ft (35 sq m)



Directions

From Strutt & Parker's Sevenoaks office, follow High Street (A225), then turn right onto Holly Bush Lane (B2019). After 1.4 miles turn right onto Seal Road (A25) and follow A25 for 3.6 miles. Turn right onto Sevenoaks Road, then turn right onto The Street (A227). The property can be found on the right hand side.

General

Local Authority: Sevenoaks

Services: All mains, including gas

Council Tax: band G

Fixtures and Fittings: TBC

Tenure: Freehold

Guide Price: £1,300,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Sevenoaks

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