



Sebright, Borough Green Road, Ightham, Sevenoaks,

Sebright Borough Green Road, Ightham, Sevenoaks, TN15 9HS

A detached four bedroom period family home in a sought-after village location close to local amenities

M26 (Junction 2a) 3.0 miles, Borough Green 0.7 mile, Borough Green & Wrotham station 0.9 mile (London Victoria 47 minutes), Sevenoaks 5.8 miles, London Gatwick Airport 29.3 miles, central London 31.9 miles

Reception hall | Sitting room | Living room | Kitchen/dining room | Utility room | Cloakroom | 4 Bedrooms | Family bathroom | Garden | EPC rating E

The property

Sebright is an attractive double fronted property offering light-filled flexible accommodation arranged over two floors, sensitively modernised to combine the amenities of modern living with retained character features including sash windows, high ceilings and some original fireplaces. Featuring a wealth of wooden flooring, the ground floor accommodation flows from a welcoming reception hall and briefly comprises a spacious sitting room with a feature fireplace flanked on each side by built-in storage and a generous living room with a feature fireplace, both with access to a large kitchen/dining room with a useful neighbouring fitted utility room. The kitchen provides a range of modern wall and base units with wooden worktops, modern integrated appliances, space for a good-sized table and full-height glazing incorporating French doors to the rear terrace.

On the first floor the property offers a spacious front aspect principal bedroom with built-in storage, three further well-proportioned bedrooms and a modern fully-tiled family bathroom with bath and separate walk-in shower.

Outside

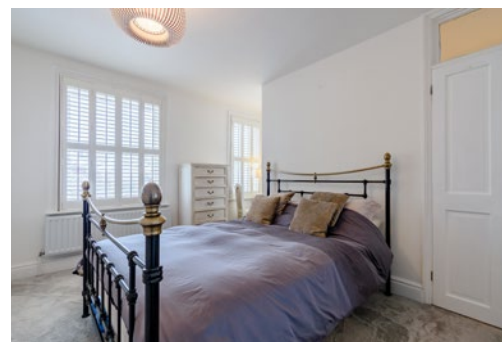
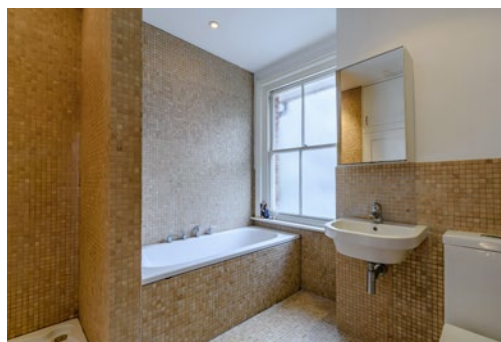
The property is approached over a low-maintenance gravelled forecourt offering private parking for multiple vehicles. The enclosed garden to the rear is laid mainly to level lawn arranged over two levels and features numerous seating areas and a large paved terrace, ideal for entertaining and al fresco dining, the whole screened by mature shrubs and trees.



Location

The property is situated in a sought-after position close to the heart of the sought-after and picturesque village of Ightham, home to a well-regarded primary school, parish church, recreation ground, farm/village shop and public houses and surrounded by numerous walks in the beautiful Kent Downs Area of Outstanding Natural Beauty. The neighbouring village of Borough Green offers day-to-day amenities including a butcher, baker, chemist, supermarkets, restaurants, a public house, GP and dentist surgeries and Reynolds Retreat health/country club and spa together with a mainline train station with speedy connections to London. Nearby Sevenoaks boasts a comprehensive selection of shops, restaurants and supermarkets including Waitrose, a mainline station with services to London Cannon Street and Charing Cross in around 30 minutes together with sporting facilities including a leisure centre, golf at Knole and Wildernessee, tennis at Hollybush and cricket at The Vine. Communications links are excellent, with easily accessible links from the M26 to the motorway network including the M20 and M25.

The area offers a wide range of state schooling including Ightham Primary (outstanding ofsted) in the village and Wrotham School together with a good selection of noted independent schools including Sevenoaks Prep, St. Michael's Prep, Walthamstow Hall and Sevenoaks.





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 this road for 3.6 miles. Turn right onto Sevenoaks Road, then turn left onto The Street (A227). Turn right onto Borough Green Road to stay on A227 then after 0.3 mile turn left. Sebright can be found ahead.

General

Local Authority: Sevenoaks
Services: Mains
Council Tax: Band G
Fixtures and Fittings: TBC

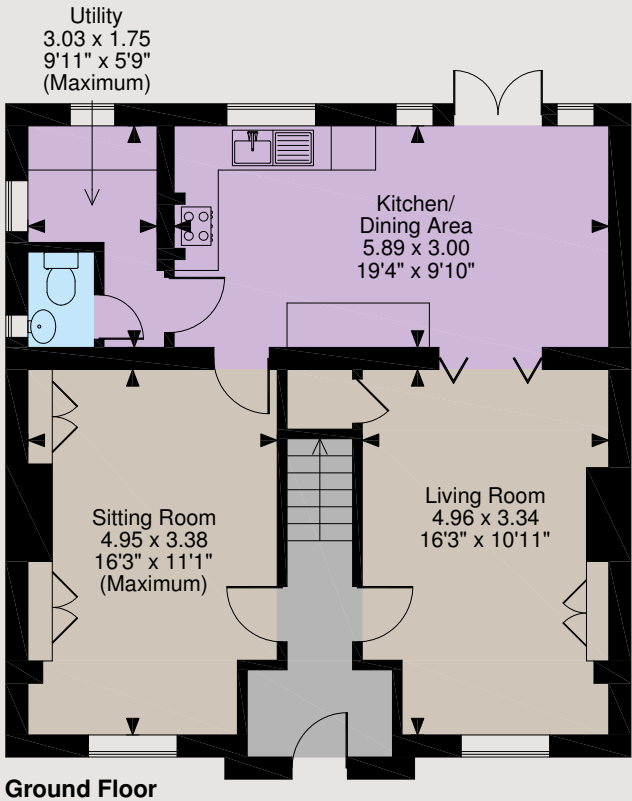
Sevenoaks

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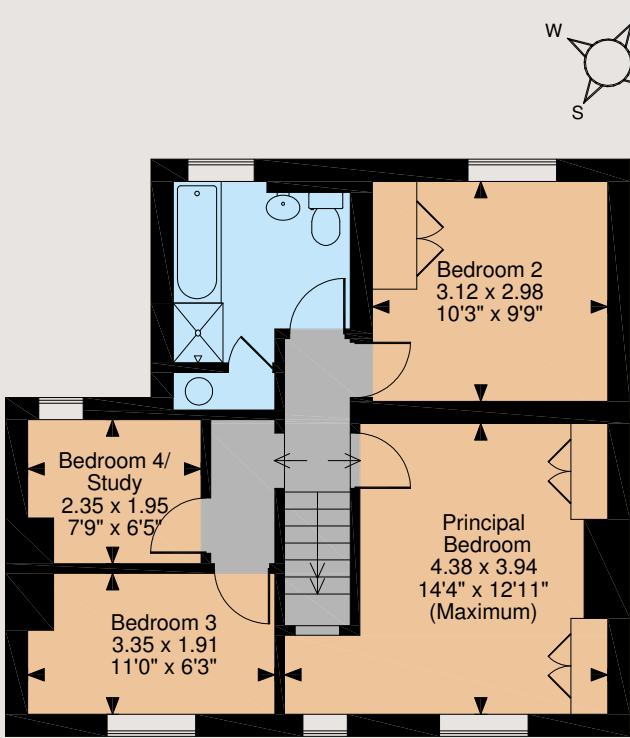
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Sebright, Borough Green Road, Ightham
 Internal area 1,224 sq ft (114 sq m)



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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