



10 Common Road, Ightham, Sevenoaks, Kent

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## 10 Common Road, Ightham Sevenoaks TN15 9DY

An attractive semi-detached family home in a convenient and picturesque village location

M26 (J2a) 4.2 miles, Borough Green town and station 2 miles, (London Victoria 50 mins), Sevenoak town and station 5 miles (London Bridge 22 mins), Hildenborough 6 miles, Royal Tunbridge Wells 14.5 miles, Maidstone 15 miles

Reception hall | Reception room | Dining room  
Conservatory | Study | Kitchen | Cloakroom  
Principal bedroom with en suite shower room  
2 Further bedrooms | Family bathroom  
Outdoor office | Bike shed and storeroom  
Garden 0.18 acres with an extra 1/4 acre of leased land at very low rent | EPC D

### The property

10 Common Road is a delightful red brick property that benefits from three wellproportioned bedrooms, a range of reception rooms and a large garden perfect for family living.

The welcoming reception hall gives access to a comfortable reception room to the front of the house, with hard-wood flooring and a woodburning stove, while the neighbouring dining room has built-in shelving and doors leading to the large conservatory. This bright and airy room is an excellent space for entertaining and has lovely views and two sets of double French doors the picturesque garden. The good-sized kitchen features cream units, dark granite worktops, modern integrated appliances and a breakfast bar. Double doors open straight out on the patio and into the garden.

Upstairs are three bedrooms, including a principal bedroom with an en suite shower room and a feature fireplace. A compact yet useful

study and a contemporary family bathroom with walk-in shower completes the accommodation on this floor. The property additionally benefits from a modern downstairs cloakroom, a bike store and an outdoor office.

### Outside

A gravel driveway leads to the front of the property and is lined with well-tended hedges and flowerbeds. There's space for several vehicles to park directly outside the house. Around the back is an impressive garden featuring several lawn areas, shrubbery and a small woodland. A spacious patio area sits outside the kitchen, while the wood-clad bike store and outdoor office are found halfway up the garden.

Note that part of the garden is leased for a very low rent.

### Location

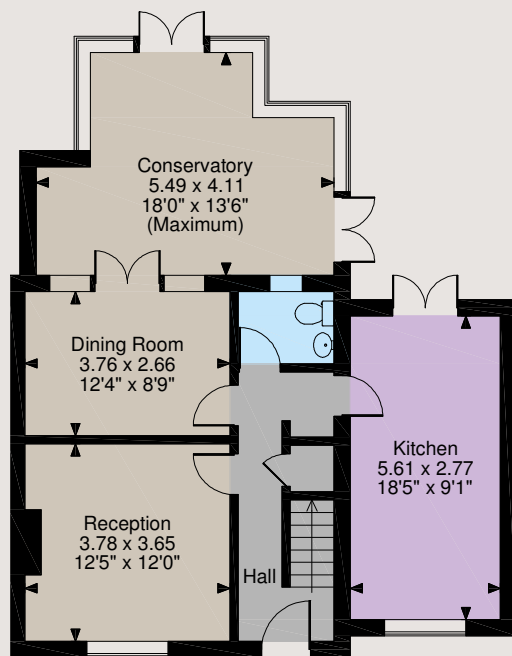
The property is conveniently located between Ightham and Ivy Hatch, both of which have a range of shops and amenities. Nearby Borough Green station provides rail services to London Victoria and also has several local stores, supermarkets and cafes. There is even more choice in Sevenoaks itself, including a Waitrose.

The house is within easy reach of numerous good state and independent schools, particularly in Sevenoaks and Tonbridge. This includes Ightham Primary School, Sevenoaks Preparatory School and Somerhill. It is also within the catchment area of several grammar schools.

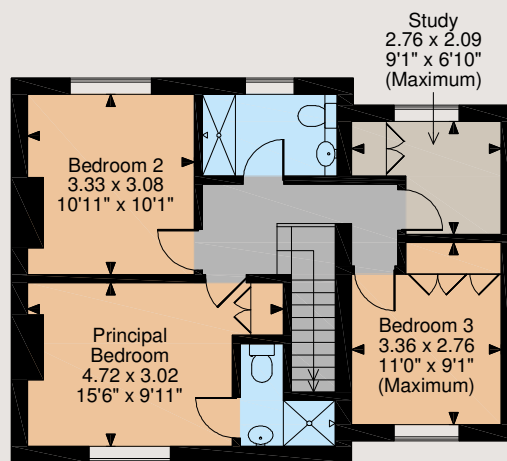




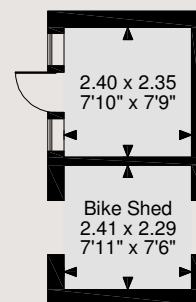
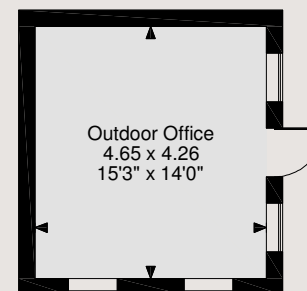
Common Road, Sevenoaks  
Main House internal area 1,368 sq ft (127 sq m)  
Outbuildings internal area 335 sq ft (31 sq m)



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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For sports and leisure facilities, there's cricket, tennis and football clubs close by. Sevenoaks also has a large leisure centre and a handful of fitness centres. When it comes to culture and entertainment, there are National Trust sites within a short drive, including Ightham Mote, and the Sevenoaks Wildlife reserve for walking.

## Directions

From Strutt & Parker Sevenoaks office head north onto Seal Hollow Road/B2019. Continue for approximately 1.5 miles and then turn right to join Seal Road/A25. After 3 miles, turn right onto Common Road and drive for 0.2 miles. The property will then be on the right.

## General

**Local Authority:** Sevenoaks District Council

**Services:** Mains including gas

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £735,000

## Sevenoaks

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