



# 10 Durlings Orchard

Ightham, Sevenoaks, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully appointed four-bedroom home, in a desirable position in the idyllic village of Ightham

A highly attractive and spacious detached family home featuring airy accommodation, set in a peaceful residential cul-de-sac. The property lies in the enchanting Kent Downs village of Ightham, surrounded by idyllic rolling countryside and within easy reach of Sevenoaks, with its excellent amenities and commuter connections.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2443 SQ FT**



**GUIDE PRICE  
£1,300,000**



### The property

10 Durlings Orchard is an impressive family residence that offers light, airy accommodation and flexible reception rooms, all of which have elegant, understated décor and high-quality, contemporary fittings and bespoke storage.

The heart of the home is the large open-plan kitchen, breakfast room and dining area, which is accessed via double doors from the welcoming entrance hall and has wooden flooring and bi-fold doors opening to the south-facing rear garden.

There is space for a family dining table, while the kitchen has shaker-style units in white, a central island with a breakfast bar and pendant lighting, a built-in desk and organiser, a split butler sink and integrated appliances, including dual ovens and a five-ring gas hob. The adjoining utility room provides further space for home storage and appliances.

Additional ground-floor living space includes the play room, the study with its bespoke wall cabinetry, desk space and under-desk storage, and the comfortable sitting room, which features handmade, bespoke shelving and cupboard space, a fireplace and bi-folds to the rear garden.

Upstairs, there are four well-presented double bedrooms. These include the generous principal bedroom, which has built-in wardrobes and an en suite shower room with dual washbasins.

All three additional bedrooms have fitted storage, while one is also en suite. In addition, the first-floor landing leads to a family bathroom with a bath and a separate shower.



## Outside

At the front of the property, the block-paved driveway provides parking space for two vehicles, as well as leading to the integrated single garage at the side for further parking or home storage and workshop space.

The front garden has an area of lawn and steps leading to the raised entrance, with its porch and border shrubs.

At the rear, the garden is south-facing, welcoming plenty of sunlight throughout the day. It includes a patio area across the back of the house for al fresco dining, with steps leading to a raised lawn, which has borders of lavender and raised beds across the back of the garden, as well as timber fence borders and various established, tall shrubs and hedgerows for a sense of privacy.

## Location

The property is situated in the charming, historic village of Ightham. The sought-after town of Sevenoaks is five miles away, while the stunning countryside of the Kent Downs National Landscape is on the property's doorstep. Picture-postcard Ightham has a village pub and a parish church, while the neighbouring village of Borough Green is home to several shops and everyday amenities.

Sevenoaks offers a comprehensive range of educational, recreational and shopping facilities, together with a mainline station with services to London Cannon Street/Charing Cross in approximately 30 to 35 minutes. The A21 is easily accessible linking with the M25 and other motorway networks. Within a short distance, there are a good selection of highly regarded independent schools, while Tonbridge also has three outstanding-rated grammar schools.



## Distances

- Borough Green 0.8 miles
- Sevenoaks 5.4 miles
- West Malling 6 miles
- Tonbridge 6.5 miles
- Maidstone 12 miles

## Nearby Stations

- Borough Green
- Kemsing
- Sevenoaks

## Nearby Schools

- Ightham Primary
- Sevenoaks Prep
- Radnor House
- Sevenoaks School
- Tonbridge School
- Solefields
- The Granville
- Sackville
- Walthamstow Hall
- Grammar Schools in Sevenoaks, Tonbridge, Maidstone and Tunbridge Wells



## Floorplans

House internal area 2,443 sq ft (227 sq m)

For identification purposes only.

## Directions

TN15 9HW

Using what3words: [///safe.tries.stick](https://www.what3words.com/SAFETRIESSTICK) brings you to the driveway.

## General

Local Authority: Tonbridge & Malling Borough Council

Services: All mains services.

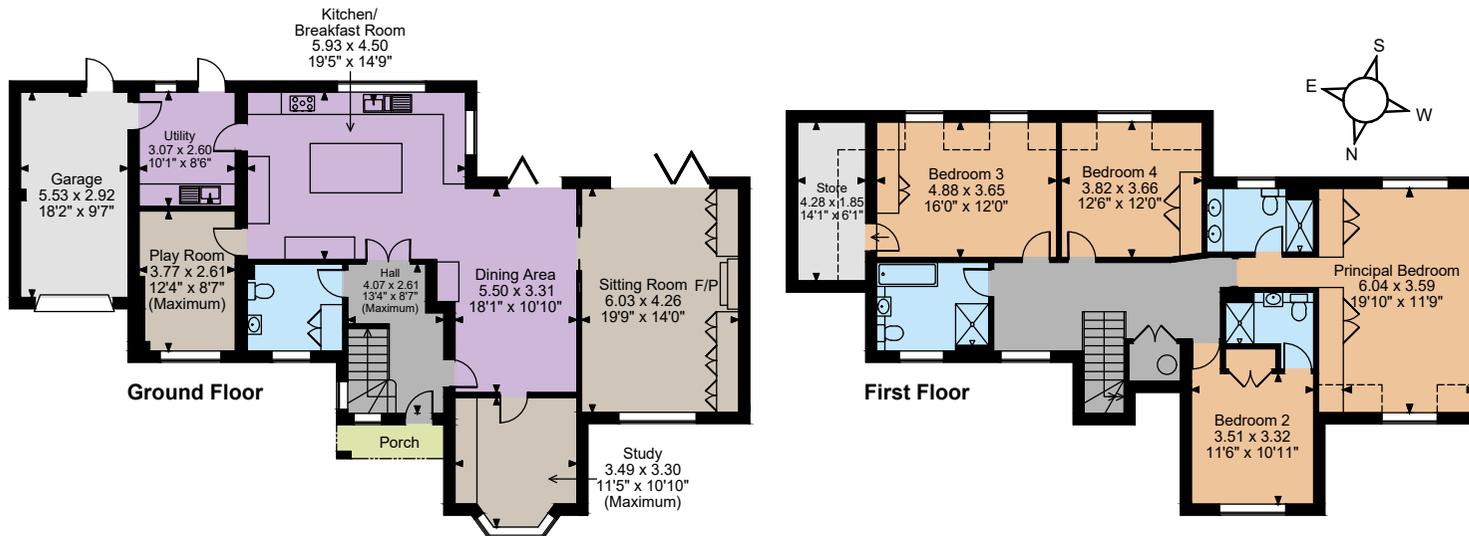
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: D

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

Tenure: Freehold



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

□ □ □ □ Denotes restricted head height

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## Sevenoaks

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