

Church Cottage
Fen Pond Road
Ightham



Strutt
& Parker

Land and property. Since 1885.

A charming Grade II listed period cottage offering attractive stone elevations and beautifully modernised interiors, situated in a highly desirable Kent village setting adjacent to a historic church.

Church Cottage is a captivating period property showcasing striking stone and brick elevations beneath a traditional tiled roof, complemented by multi-pane windows and elegant décor throughout. The property offers 2,271 sq ft of sensitively modernised and beautifully presented accommodation, retaining a wealth of character with features including exposed timber beams and inviting fireplaces with wood-burning stoves.

The ground floor layout is exceptionally versatile and well suited to modern family life, comprising four principal reception rooms: a cosy sitting room centred around an original fireplace, an elegant dining room, a relaxed family room and a bright playroom with garden access, positioned just off the kitchen. An additional ground-floor study could equally serve as a fourth bedroom if required. The true heart of the home is the stunning kitchen and breakfast room, housed within a light-filled extension with a vaulted ceiling and large skylights. This impressive space features a central island with a sleek stainless-steel worktop and breakfast bar, bespoke cabinetry and a premium range cooker. Flowing seamlessly from here is a dining area with doors opening directly onto the terrace. A neighbouring utility room and cloakroom complete the ground floor.

On the first floor are three beautifully presented bedrooms. The spacious principal bedroom benefits from a modern en suite bathroom, while the remaining bedrooms are served by a stylish family bathroom featuring distinctive tiling and timber panelling.



Outside, the property is approached via a gated gravel driveway providing off-street parking. The beautifully landscaped garden enjoys a picturesque and tranquil setting, enhanced by views of the neighbouring church. A generous paved terrace provides an ideal space for al fresco dining before extending to a well-maintained lawn bordered by mature trees and hedgerows. A charming gravel seating area is framed by clipped topiary and fragrant lavender, while thoughtfully designed raised vegetable beds add further appeal.

Location

The property enjoys a delightful setting on the edge of the highly sought after village of Ightham, renowned for its picturesque surroundings and strong sense of community. The village offers a range of everyday amenities including a shop, traditional pubs, a primary school, church and recreation ground, while the nearby village of Borough Green provides further shopping facilities, cafés and services.

More comprehensive amenities can be found in Sevenoaks, approximately 6 miles away, with Tonbridge and Maidstone also within easy reach. The area is particularly well served by highly regarded schools, including Sevenoaks School, Walthamstow Hall, Sevenoaks Preparatory School, St Michael's Prep and Tonbridge School, together with the sought after Kent grammar schools in Sevenoaks, Tonbridge and Tunbridge Wells.

Communications are excellent, with Borough Green & Wrotham station providing services to London Victoria, while Sevenoaks station offers fast services to London Bridge, Charing Cross and Cannon Street. The nearby A25, M20 and M26 provide convenient links to the M25, the national motorway network and the Channel ports.

Postcode region: TN15

General

Local Authority: Tonbridge
 Services: Mains gas, water, electricity and drainage.
 Council Tax: Band G
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

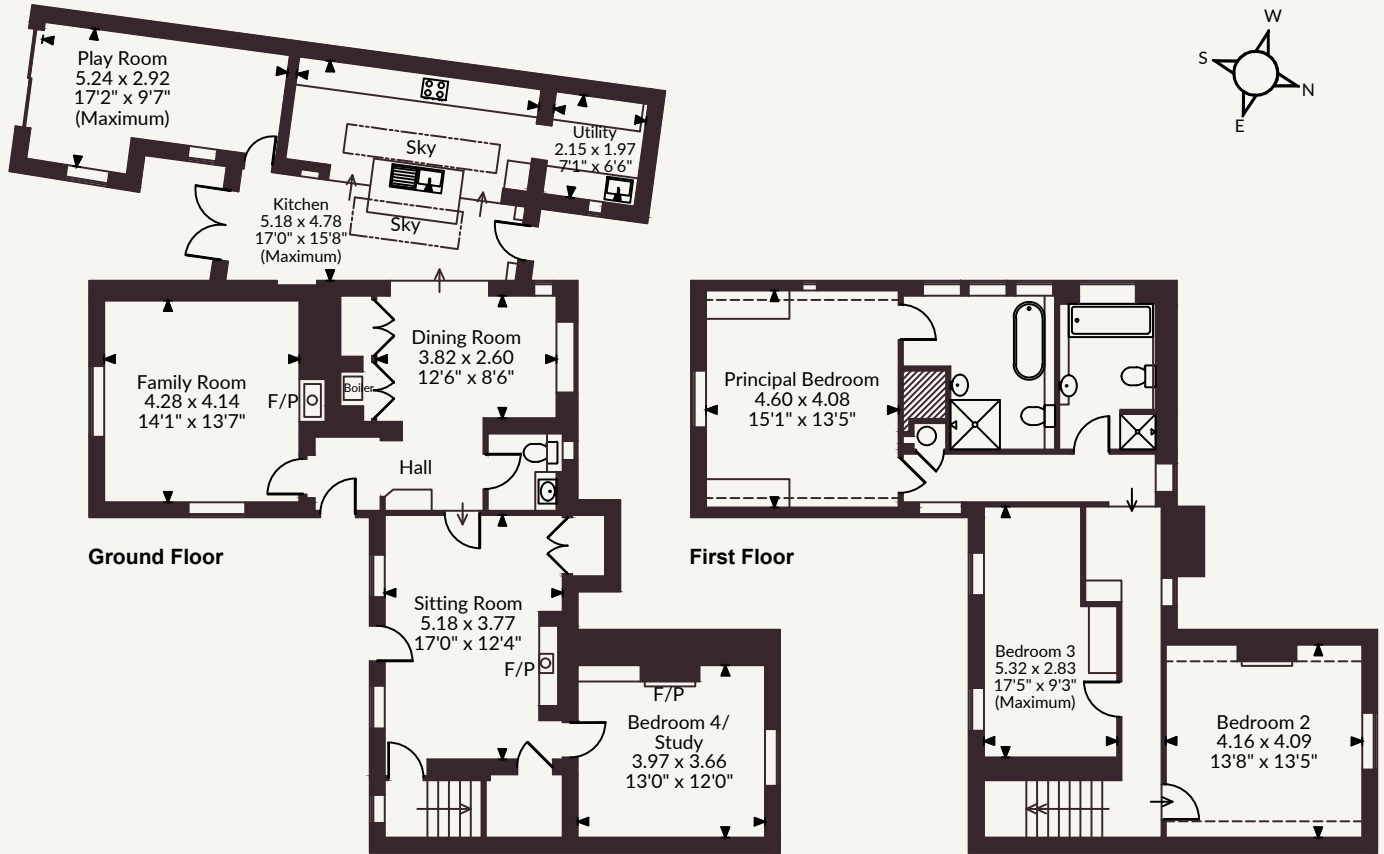


2271 sq ft (211sq m)
 4 reception rooms
 4 bedrooms
 2 bathrooms
 Off-street parking

Freehold
 Village

Guide price £995,000

Church Cottage, Fen Pond Road, Ightham, Sevenoaks
 Internal area 2,271 sq ft (211 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8696588/SAP

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW
 01732 459900 | sevenoaks@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.