



RUSTY VIEW

IGHTHAM, TN15



DETACHED FIVE BEDROOM HOME APPROACHING 3000 SQ FT

Immaculately presented home with versatile living space, integral double garage, ample off road parking and stunning south facing garden with superb views, in a highly desirable location.



Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold

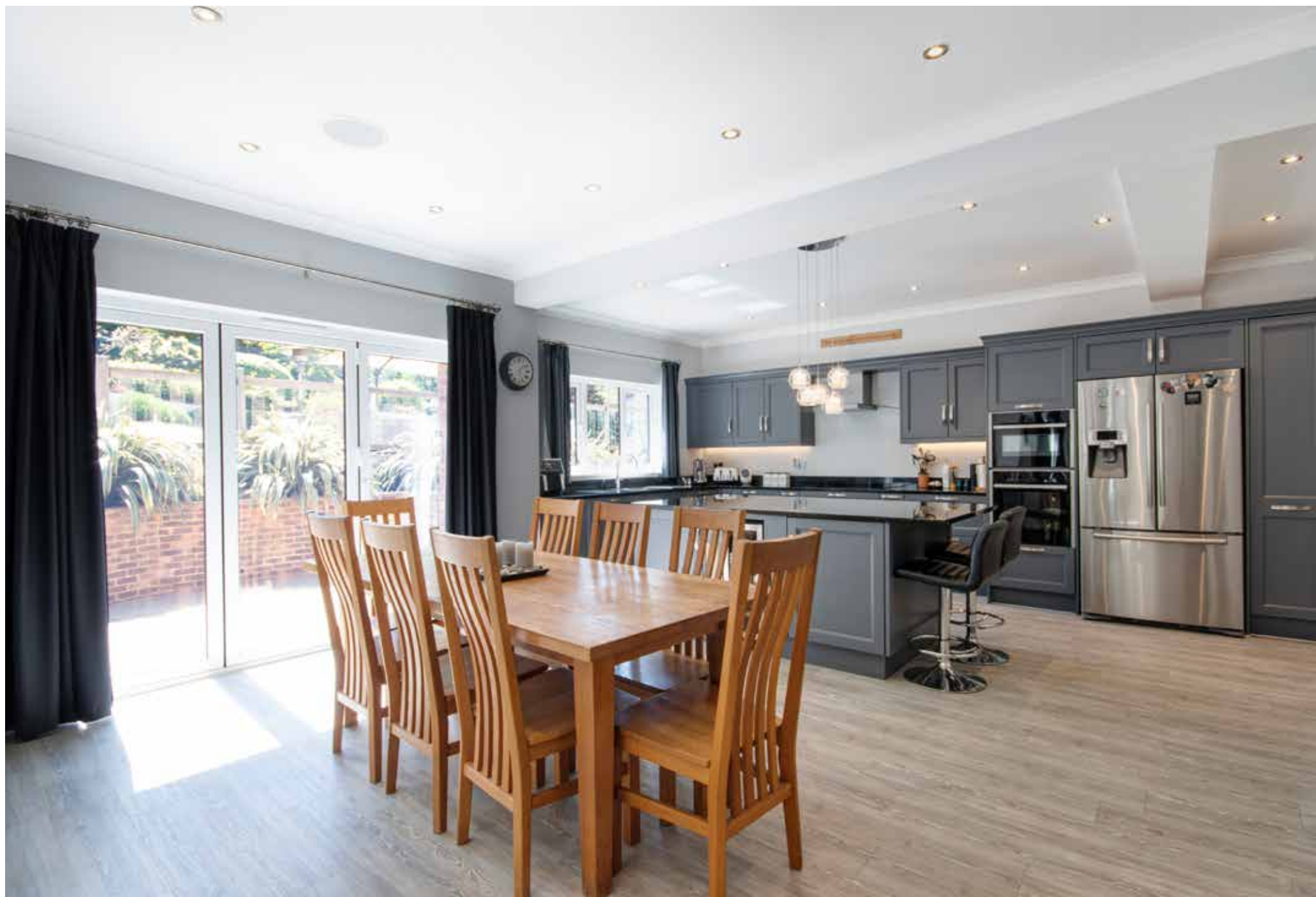


THE PROPERTY

The property offers impressive reception space, including a double-aspect sitting room with feature fireplace and access to the terrace, a front-facing family room and a versatile double-aspect study, also suitable as an additional reception or playroom.

The spacious and stylish open plan kitchen/dining room features bespoke cabinetry, integrated appliances and central island with breakfast bar. The open plan dining and breakfast areas have direct access to the rear terrace, while an adjoining utility room provides extra storage and space for laundry appliances as well as access to the integrated double garage. A cloakroom and coat cupboard complete the ground floor accommodation.











FIRST FLOOR AND GARDEN

Upstairs, the superb principal bedroom suite enjoys views to the North Downs and includes an ensuite shower room and dressing area. There are four further bedrooms, one with its own ensuite and a well-appointed family bathroom.

Approached via a tarmac drive leading to the integral double garage, the property has parking for multiple cars. A lawn area lies to the side, with steps and neat box hedge pathways leading to the front door.

The beautifully landscaped rear garden provides an impressive backdrop, featuring an extensive paved terrace, raised seating areas bordered by deep well planted, mature flowerbeds and views of the North Downs. Further landscaped lawns wrap around the property, complemented by mature shrubs and trees for colour, interest and privacy. A decked terrace with covered timber structure, currently used as a bar, offers an additional outdoor entertaining space.



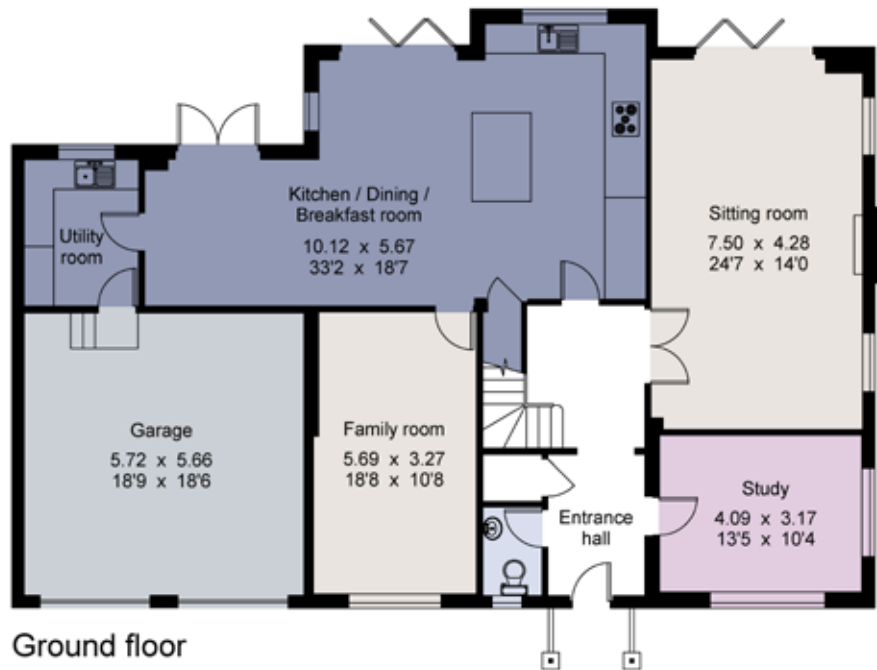


Rusty View, Ightham

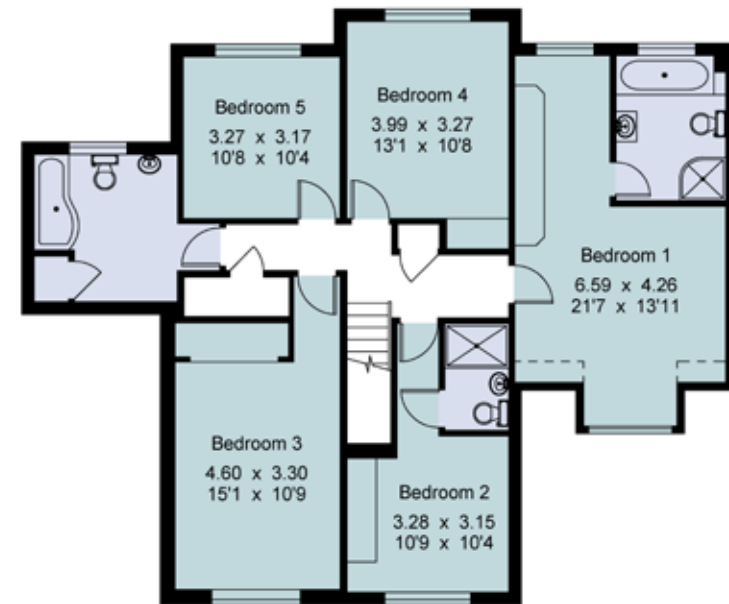
Gross internal area (approx) 256.7 sq m/ 2763 sq ft

Garage 32.3 sq m/ 347 sq ft

Total 289.0 sq m/ 3110 sq ft



Ground floor



First floor

For identification only - Not to scale
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Approximate Gross Internal Area = 256.7 sq m / 2763 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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