

# Nutfields Ightham Kent







## A beautifully presented family home for sale in Ightham.



Freehold



The front door opens into a spacious entrance hall which provides access to the principle reception rooms along with the staircase to the first floor.

The extended kitchen/breakfast room benefits from an abundance of natural light with French doors providing direct access to the delightful garden. The kitchen has been comprehensively fitted with an attractive range of wall and base units together with a peninsular breakfast bar and separate seating area under an attractive vaulted ceiling with skylight. The utility room is situated off the kitchen and has direct access to the garden.

The dining room leads off from the kitchen with a bay window offering views of the garden. The double aspect reception room is of generous proportions with double doors providing further access to the garden and terrace.



There is also a useful study and separate w.c. which completes the accommodation on the ground floor.

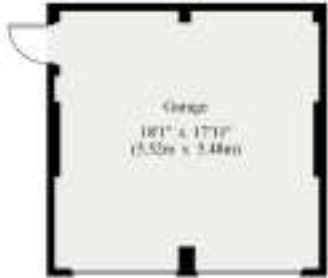
On the first floor the main bedroom enjoys views of the garden that wraps around the property and benefits from built-in wardrobes and an en suite double shower with double basins. The main guest bedroom has built-in wardrobes and an en suite with double shower. The two further double bedrooms also benefit from built-in wardrobes and share a separate family bathroom with digital Aqualisa shower.

Externally, the property is approached over a drive with parking for several cars. There is also a detached double garage. The garden is stocked with a variety of exotic trees, shrubs, and landscaped borders, including a spacious patio.



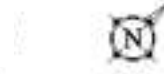
*Borough Green and Wrotham station 2.4 miles,  
M20 Junction 2 (North) 3.8 miles,  
M26 4.3 miles,  
Sevenoaks High Street 4.9 miles,  
Tonbridge 6.7 miles.  
(All distances approximate)*





**Approximate Gross Internal Floor Area  
169.4 sq m/1823 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



## Situation

The property is located in the sought-after residential area of Nutfields on the edge of the popular village of Ightham. The village of Borough Green with its mainline station to London Victoria and Ashford International is 2.4 miles. There is a range of shops including two supermarkets, a butcher, baker and chemist.

There are numerous schools in the vicinity including Ightham Primary, Wrotham School, Sevenoaks Prep, Trinity and internationally renowned Sevenoaks School.

The property is well-placed for road links including the M20 junction 2 (N) 3.8 miles away and the M26 4.3 miles away.

The larger towns of Sevenoaks and Tonbridge are 4.9 and 6.7 miles respectively.

## Services

All mains services

## Postcode

TN15 9EA

## Directions

From Sevenoaks head in an easterly direction along the A25 over Seal Chart and past the Crown Point public house on the right. Continue for a further half a mile and turn right into Common Road (signed Ightham Common). Turn left after the Harrow public house into Redwell Lane and Nutfields can be found on the right hand side after about 100 yards. Proceed along Nutfields following signs for no.21.

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [September 2020]. Photographs and videos dated September 2020.

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