



Old Croft, Sevenoaks Road
Ightham, Sevenoaks, Kent TN15

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A delightful detached cottage situated behind electric gates within its own private grounds close to Ightham village and school.

- Detached stone cottage
- Large grounds
- Detached garage
- Gated driveway
- Open plan kitchen
- Period features
- Bathroom and shower room
- Three double bedrooms
- Fourth bedroom/family room
- Three reception rooms

THE PROPERTY

An attractive detached character property situated in an enviable position and surrounded by woodland.

Old Croft is a fabulous detached house positioned behind electric gates within its own private grounds. The property has been greatly improved to create well-proportioned family accommodation and is arranged over two floors.

The front door leads into the front reception room with its feature fireplace and exposed wooden flooring. This leads on to the dining room which is another attractive space and features an exposed stone wall, stairs rising up to the first floor and door way leading through to the snug area of the kitchen. The snug features wonderful exposed beams and another fireplace. The kitchen has been fitted with quality units with granite



work surfaces running over. The appliances have been integrated and there is a space for a range style cooker. A large island units gives a focal point to the room which is finished off with an attractively tiled floor. The kitchen leads on to a useful utility room with further space for white goods. This leads onto a ground floor bedroom or family room which has an ensuite shower room with modern fittings.

The first floor landing gives access to three further good size bedrooms and a smart family bathroom with heritage fittings. All three bedrooms feature fitted wardrobes and enjoy views of the garden.

GARDENS AND GROUNDS

The property is approached via electric gates which lead onto a private driveway providing parking for several vehicles. A pathway leads over to the house with the garden itself being a wonderful feature offering well stocked flower and shrub borders, a feature pond and large areas of lawn interspersed by mature trees and shrubs. There is a detached garage and fenced and hedged boundaries.

SURROUNDING AREA

Old Croft is situated on the outskirts of Ightham village which offers a good primary school, Church and farm shop.

Borough Green is within easy reach and provides an excellent range of local services in addition to a mainline train service to London Victoria in about 45 minutes.

Sevenoaks town has a comprehensive range of educational, recreational and shopping facilities together with a mainline station serving Cannon Street/Charing Cross in approximately 30/35 minutes.

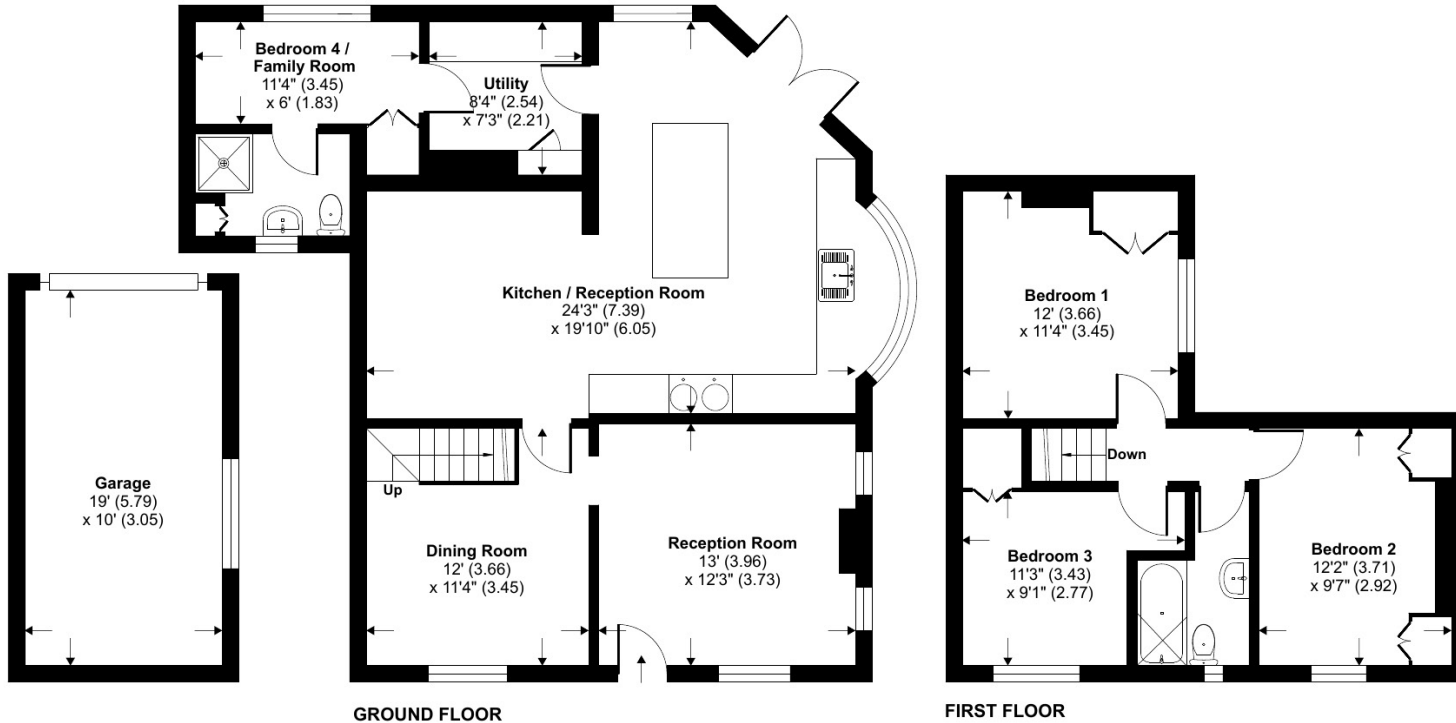






Sevenoaks Road, Ightham, Sevenoaks, TN15

Approximate Area = 1317 sq ft / 122.3 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1507 sq ft / 140 sq m
For identification only - Not to scale



For further information please visit
www.nationalrail.co.uk

The M25 is easily accessible linking with the other motorway networks, Gatwick, Heathrow, Stansted, City airports and there is access to the Channel and related crossings over to the continent.

SERVICES

Mains water and electricity
Heating is oil via an external tank
Waste is via a septic tank

LOCAL AUTHORITY

Tonbridge and Malling Band F

ENERGY PERFORMANCE CERTIFICATE

E Rating

FOR FURTHER INFORMATION

Please call Sevenoaks office 01732 741 212 or email
sevenoaks@humberts.com



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Humberts. REF: 930423

01732 741212

sevenoaks@humberts.com

32 London Road, Sevenoaks, Kent TN13 2DE

