



Immaculately presented family home situated on the edge of this popular village.

**58 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA**

£975,000 Freehold





- Well-presented detached house • Off road parking and garaging
- Established gardens • Sought after location • Borough Green & Wrotham station approx. 2.4 miles • Sevenoaks approx. 5.4 miles

### Local Information

- Comprehensive Shopping: Sevenoaks (5.4 miles), Tunbridge Wells (11.6 miles) and Bluewater Shopping Centre (14.7 miles). Mainline Rail Services: Borough Green & Wrotham (2.4 miles) to London Victoria. Sevenoaks (5.6 miles) to London Bridge/Charing Cross/Cannon Street.
- Primary Schools: Igham, Plaxtol and Borough Green.
- Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity Schools in Sevenoaks. Wrotham School. Tonbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall, the Granville and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.
- Sporting Facilities: Many footpaths in the local area. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf Club with a private health/fitness centre in Hildenborough. Reynolds Country Club & Fitness Spa in Borough Green.
- All distances are approximate.

### About this property

58 Nutfields is an immaculately presented family home which was built in 1997 and forms part of an

exclusive development on the edge of this sought after village. The property is finished to a high specification throughout and offers well-proportioned and versatile accommodation arranged over two floors.

- The bright and airy living room benefits from a feature fireplace and bi-fold doors opening to the rear garden, perfect for al fresco entertaining.
- The triple aspect kitchen/dining room has a comprehensive range of bespoke wall and base units with a matching island with integral hob. An adjoining utility room with access to the garden provides additional storage cupboards and space for appliances.
- A well-proportioned study and WC completes the ground floor accommodation.
- From the spacious hallway stairs rise to the first floor where four well-proportioned bedrooms are situated.
- The principal bedroom benefits from a walk in wardrobe and a stylish en suite bathroom with separate bath and shower. One of the other bedrooms has an en suite shower room and the remaining two both have built in wardrobes.
- A well-appointed family bathroom completes the living accommodation.
- The house is approached over a gravelled drive which leads to the parking area and double garage, with an area of lawn enclosed by a box hedging.
- The delightful landscaped rear garden is mainly laid to lawn and features a paved terrace and is enclosed by close boarded fencing with various trees and shrubs.







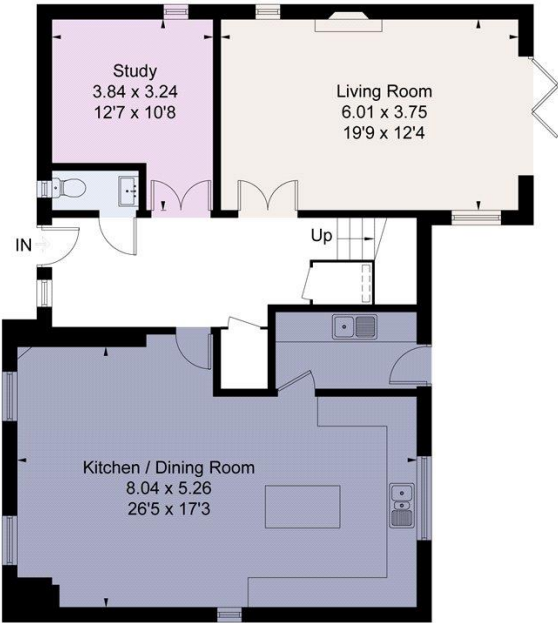


58 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA  
Gross Internal Area 2,118 sq ft, 196.8 sq m  
Garage 209 sq ft, 19.4 sq m  
Total 2,327 sq ft, 216.2 sq m

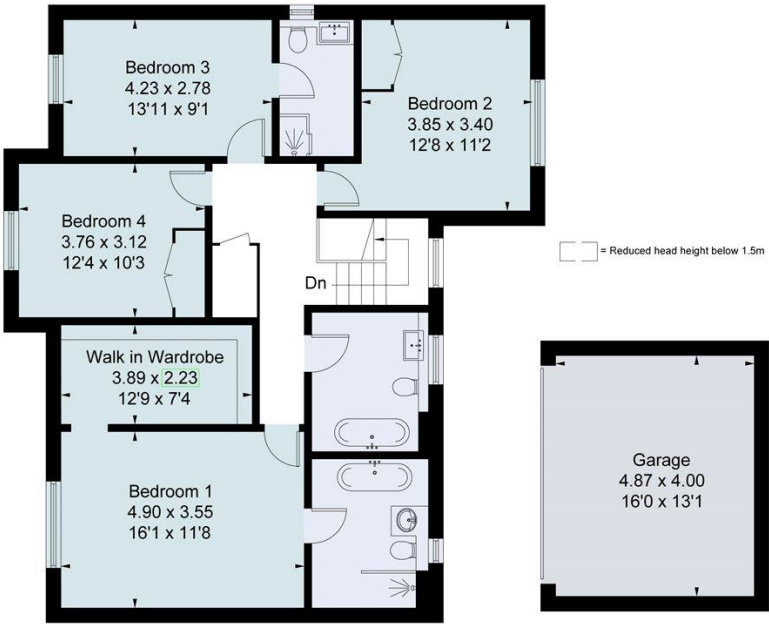
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David Johnston  
Sevenoaks  
+44 (0) 1732 789 700  
djohnston@savills.com

Approximate Area = 196.8 sq m / 2118 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)  
Garage = 19.4 sq m / 209 sq ft  
Total = 216.2 sq m / 2327 sq ft  
For identification only. Not to scale.  
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Ground Floor



First Floor


(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**Local Authority**  
Sevenoaks District Council

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office. Telephone: +44 (0) 1732 789 700.

**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. Take the first right and number 58 can be found along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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