



CHARMING 18TH CENTURY CHARACTER HOME WITH LATER ADDITIONS

OLD PARK HOUSE, ISMAYS ROAD,
IGHTHAM, KENT, TN15 9BB

Guide Price £995,000

savills

SET IN DELIGHTFUL GARDENS ON THE EDGE OF THIS POPULAR VILLAGE

- Charming family home of mixed ages
- Edge of village location
- Well-proportioned accommodation
- Garaging and workshop
- Delightful established gardens
- About 0.32 acres
- 4 Bedrooms • 2 Bathrooms • 3 Receptions
- EPC Rating = E • Council Tax = H

Situation

Old Park House is within half a mile from the centre of the historical and picturesque village of Ightham, which is set in the heart of Kent. The beautiful manor house of Ightham Mote, now owned by the National Trust, is just a few miles south of the village.

- Comprehensive Shopping: Sevenoaks, Tonbridge and Bluewater.
- Mainline Rail Services: Sevenoaks and Hildenborough to Cannon Street/Charing Cross. Borough Green to London Victoria.
- Primary Schools: Ightham, Plaxtol & Shipbourne.
- Secondary Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Leisure Facilities: Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf Club with private health/fitness centre in Hildenborough. Sevenoaks swimming and leisure centre. Sevenoaks tennis club. Cricket, hockey, rugby and football in the Sevenoaks Vine area.
- The M20/M26 can be accessed at the Wrotham interchange, which is approx 3 miles away and links to other motorway networks, Gatwick, City and Heathrow Airports and the Channel Tunnel Terminus.

Viewing

Strictly by appointment with Savills.

Description

Old Park House is a family home of character believed to date from the 1750s with later additions. The house benefits from period features, including exposed brick and stone walls, wood floors, attractive fireplaces, picture rails and multi pane sash and casement windows. The established gardens provide a delightful backdrop to the property and amount to about 0.32 acres. Old Park House is set near the centre of the historic and picturesque village of Ightham. The property is well located for road links and is approx 5.7 miles from Sevenoaks.



- The principal reception rooms comprise a drawing room, dining room and spacious sitting room. The elegant drawing and dining rooms feature high ceilings, multi pane sash bay windows, picture rails and a plate shelf, together with views to the front gardens. The spacious sitting room is replete with character features, including fireplaces at either end of the room; one with a wood burning stove, some exposed brick and stone walls and several multi pane sash windows. There is also direct access to the side terrace.
- The kitchen has an attractive outlook to the front and is fitted with wall and base units which have work surfaces incorporating a double sink. There is an electric Smeg oven and gas hob with extractor over and space for a fridge freezer and dishwasher.
- A tiled side hallway provides access to the utility room, which houses a boiler and hot water tank, together with space for appliances. It also encompasses a cloakroom with W.C. and a hand basin.
- The front hallway has a staircase rising to the first floor landing which has a window to the front, airing cupboard and loft access.
- The impressive and spacious master suite comprises a part-vaulted bedroom with $\frac{3}{4}$ height multi pane sash windows to the front and side, a dressing room with built in wardrobes, and a well-appointed en suite bathroom with a sauna and separate shower.
- There are three further double bedrooms, two of which are double aspect. One of these also has fitted bookcases to one wall.
- The contemporary family bathroom by Villeroy and Boch incorporates a modern bath set upon a wooden plinth, a washstand, W.C. and separate shower.
- The house is approached over a gravel drive, which provides parking. There is also a useful outbuilding, which comprises a garage and adjoining workshop. The integral garage has double doors and a pedestrian door to the house.
- The garden is principally laid to lawn with a paved terrace to one side of the property and a further sheltered terrace with a pergola adorned with wisteria. Both provide ideal areas for al fresco entertaining. There is an ornamental pond adjacent to the main terrace and a natural pond within the garden, both with aquatic planting. A small orchard has a number of fruit trees and there is also a greenhouse. The garden is enclosed by close boarded fencing and has a variety of established trees and shrubs providing privacy. In total the plot amounts to about 0.32 acres.

Services

Mains services. Gas central heating via radiators.

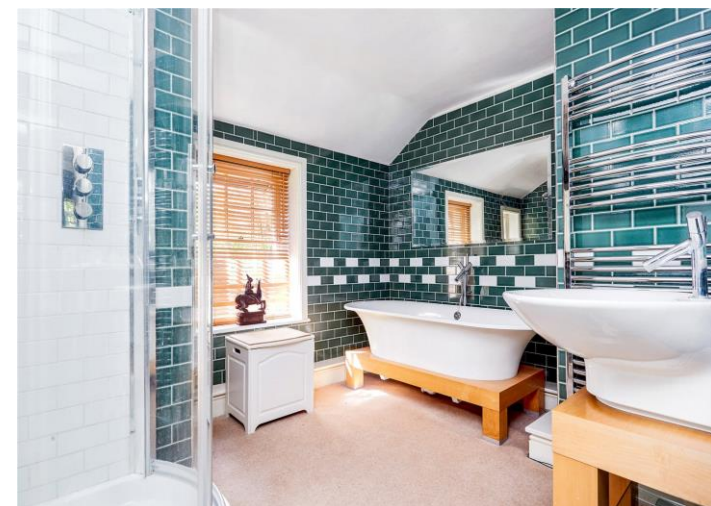
Outgoings

Tonbridge & Malling 01732 844 522.

Tax band 'H' rate for 2018/2019 - £3,612.18.

Directions

From our office on Sevenoaks High Street, head in an easterly direction following signs for Seal Hollow Road/B2019. Continue along Seal Hollow Road and turn right at the crossroads. Pass through Seal village and continue to follow the A25, passing the Crown Point public house before turning right into Rectory Lane. Turn right onto Ightham Road and when the road forks, take the right hand turning onto Ismays Road. Old Park House can be found on the left.



FLOORPLANS

Gross internal area: 2442 sq ft, 226.9 m²

Old Park House, Igtham

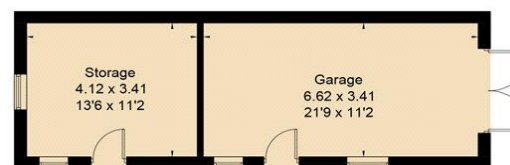
Gross Internal Area (approx)

House = 209.2 sq m / 2251 sq ft

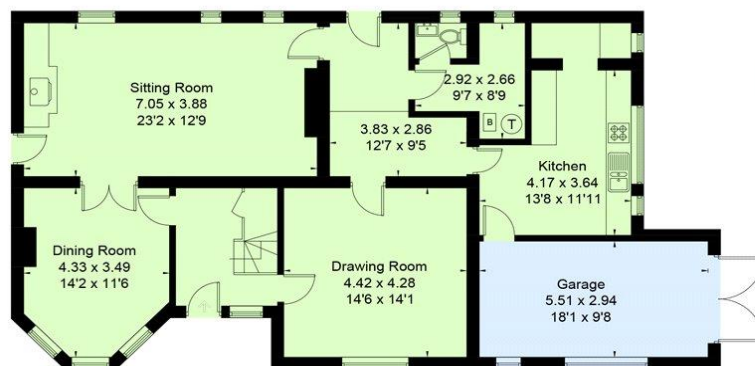
Garage = 16.2 sq m / 174 sq ft

Outbuilding = 36.9 sq m / 397 sq ft

For identification only. Not to scale.



Outbuilding
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F	46	46
(1-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		