



IMMACULATELY PRESENTED DETACHED FAMILY HOME WITH DELIGHTFUL GARDENS

15 FEN MEADOW, IGHTHAM,
SEVENOAKS, KENT, TN15 9HT

Guide Price £775,000, Freehold

savills

SET WITHIN A POPULAR LOCATION IN IGHTHAM

- Spacious & well-proportioned family home
- Sought after, edge of village location
- Borough Green station 2.1 miles
- Three Reception Rooms
- Five Bedrooms
- Established gardens
- Double Garage
- EPC Rating = C
- Council Tax = G

Situation

15 Fen Meadow is set back within an attractive close, 0.9 miles from the heart of Ightham village. The sought-after village of Ightham provides a public house, primary school, children's playground, farm shop and the beautiful National Trust owned Ightham Mote, which is just a few miles to the south of the village.

- Comprehensive Shopping: Sevenoaks (6.2 miles), Tonbridge and Bluewater.
- Mainline Rail Services: Borough Green (2.1 miles) to London Victoria. Sevenoaks (7.5 miles) to London Bridge/Cannon Street/Charing Cross.
- Primary Schools: Ightham, Plaxtol and Borough Green.
- Secondary/Grammar Schools: Knole Academy, Trinity and Weald of Kent Grammar Schools in Sevenoaks. Wrotham School. A number in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Sackville and Walthamstow Hall
- Secondary Schools: Sevenoaks, Solefields and New Beacon Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Leisure Facilities: 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.
- Communications: The M20/M26 can be accessed at the Wrotham interchange which is about 3 miles away linking to other motorway networks, Gatwick, City and Heathrow Airports and the Channel Tunnel Terminus.

Description

15 Fen Meadow is an attractive part-tile hung detached family home built in 1997, offering spacious accommodation for both formal entertaining and family living. Also of benefit is the delightful rear garden together with a detached double garage and off-street parking. The property is well located within a charming residential area, 0.9 miles from the heart of Ightham village.



- A pitched porch and front door opens to the inner vestibule which has a built-in cupboard and a study with a view to the front.
- From here, a set of doors open to the spacious entrance hall which has stairs rising to the first floor and a cloakroom.
- The principal reception rooms comprise a light and well-proportioned sitting room with an attractive open fireplace with marble surround, and a dining room with a bay window to the front.
- The delightful conservatory offers lovely views and access to the rear garden.
- The double aspect kitchen/breakfast room is fitted with a comprehensive range of wall and base cupboards with glass display cabinets. Work surfaces incorporate a 1½ bowl ceramic sink. Integral Bosch appliances include a double electric oven, gas hob with extractor over, fridge/freezer and dishwasher.
- The adjoining utility room has additional base cupboards with work surfaces incorporating a sink. Space for appliances and access to the rear terrace.
- The staircase rises to the first floor landing which has a view over the rear garden, loft access and an airing cupboard.
- The light and airy master bedroom has views over the front garden, two sets of built in wardrobes and a stylish en suite bathroom, with a feature skylight.
- There are four further bedrooms on this floor, all with built-in cupboards and views over the front or rear gardens.
- The well-appointed family bathroom completes the accommodation.
- 15 Fen Meadow is approached via a shared brick pillared driveway, which leads onto the private gravelled parking area and detached double garage.
- To the front of the property is an area of lawn with a paved path leading to the front porch and continuing to the side gate access. An established brick edged flower bed encircles the lawn and features mixed evergreen shrubs, lavender, spring bulbs, roses, hawthorn and ceanothus.
- The delightful rear garden is mainly laid to lawn with a generous paved terrace, ideal for al fresco entertaining. The garden has willow fencing to the perimeter and is well stocked with established planting including mixed evergreen hedging, rhododendron, honeysuckle, roses, bluebells and skimmia japonica.

Services: All mains services. Gas fired central heating.

Local Authority: Tonbridge & Malling Borough Council 01732 844522

Outgoings: Tax Band 'G' 2019/2020 £3,122.04

Directions

From Sevenoaks head in an easterly direction along the A25 over Seal Chart and past the Crown Point public house on the right. Turn right into Sevenoaks Road towards Ightham village and at the T-junction turn left and continue through the village. Turn left into Fen Pond Road and Fen Meadow will be found approximately 0.8 miles on the left hand side. On entering the close follow the road round in to the left and 15 Fen Meadow can be found on the right hand side.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2057 sq ft, 191.1 m²

House
Garage
For identification only. Not to scale.
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Approximate IPMS2 Floor Area = 191.1 sq m / 2057 sq ft
Garage = 29 sq m / 312 sq ft
Limited Use Area = 6.1 sq m / 66 sq ft
Total = 221.5 sq m / 2384 sq ft (Including Eaves)



Ground Floor

Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)

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