



Immaculately presented family home with a west facing garden, set within a popular location in Ightham.

4 Fen Meadow, Ightham, Sevenoaks, Kent, TN15 9HT

£785,000 Freehold



- Well-proportioned family home • Immaculately presented
- Sought after edge of village location
- Borough Green station approx. 2.1 miles
- Established west facing gardens • Attached double garage

Local Information

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, The Granville, Walthamstow Hall and New Beacon Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

• All distances are approximate.

About this property

4 Fen Meadow is an attractive part-tile hung detached family home built in 1997, offering immaculately presented accommodation, ideal for both formal entertaining and family living. Also of benefit is the established west facing rear

garden together with the attached double garage and driveway to the front. The property is well located within a charming residential area, approx. 0.9 miles from the heart of Ightham village.

• The two well-proportioned reception rooms comprise the dining room with a square bow window to the front and a sitting room with a charming fireplace with gas fitment and double doors to the rear terrace. There is also a study and a cloakroom accessed from the hall.

• The spacious kitchen/breakfast room is fitted with a comprehensive range of wall and base cupboards with display shelves and integral appliances. There are double doors leading to the rear terrace and access to the well-appointed utility room.

• Arranged over the first floor are four bedrooms, three of which have fitted wardrobes and one of these is served by a modern en suite shower room. The family bathroom has a separate shower cubicle and completes the accommodation.

• To the front of the house is a post and rail enclosed garden with driveway providing parking and leading to the attached double garage.

• The rear garden has a west facing terrace providing a generous area for al fresco entertaining. The remainder of the garden is laid to lawn with shrub beds and close boarded fencing and hornbeam hedging to the perimeter.





4 Fen Meadow, Ightham, Sevenoaks, Kent, TN15 9HT
Gross Internal Area 1620 sq ft, 150.5 m²

James Stacey-Clear
Sevenoaks
+44 (0) 1732 789 700
james.staceyclear@savills.com

Approximate Area = 150.5 sq m / 1620 sq ft
(Excluding Void)
Garage = 30.9 sq m / 333 sq ft
Total = 181.4 sq m / 1953 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)
For identification only. Not to scale.
© Fourwalls



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 265561

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 take the first drive on the left where number four will be the second on the right.

Tenure Freehold

Local Authority

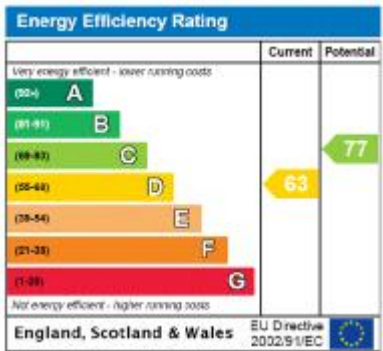
Tonbridge and Malling Borough Council

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone: +44 (0) 1732 789 700.



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201016ALBU

