



Charming Grade II listed hall house, set in landscaped gardens with a garage to the rear and set within the centre of this sought after village.

Tudor Cottage, Trycewell Lane, Ightham, Sevenoaks, Kent, TN15 9HL

£1,100,000 Freehold

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- Charming family home of character
- Central village location
- Versatile accommodation
- Period features throughout
- Established garden
- Garage & parking
- Sevenoaks approx. 7.2 miles

Local Information

Tudor Cottage is situated in the centre of the historic 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 to the South of the village. Borough Green (1.8 miles) has a good range of local shops and amenities.

• Comprehensive Shopping: Sevenoaks (7.2 miles), Tonbridge and Bluewater near Dartford.

• Mainline Rail Services: Sevenoaks (7.4 miles) and Hildenborough (7.9 miles) to Cannon Street/Charing Cross. Borough Green (2 miles) to Victoria.

• Primary Schools: Ightham, Plaxtol & Shipbourne. www.goodschoolsguide.co.uk

• State 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 School in Sundridge.

• Leisure Facilities: Footpaths and walks in the local area. Wildernesse and Knole Golf Clubs in Sevenoaks. The London Golf Club. Nizels Golf Club with private health/fitness centre in Hildenborough. Sevenoaks Sports and Leisure Centre.

• All distances are approximate.

About this property

Tudor Cottage is a charming Grade II listed property set within a prominent position in the centre of Ightham. Historically, the house forms half of a hallhouse, with the adjoining property, Sycamore Cottage, and dates from the 16th Century with later additions dating from the late 19th Century.

Internally, there are many features including parquet and wood flooring, exposed wall and ceiling timbers, exposed stone and brickwork, column radiators and some lead light windows. The spacious and well-presented accommodation provides both formal and informal entertaining areas. Also of note are the mature gardens and a garage located to the rear.

• Arranged on the ground floor is an elegant sitting room with a superb inglenook fireplace, and an outlook to the front. The family room is double aspect with access to the rear garden, and the study has an outlook to the side and features a corner stone fireplace. A cloakroom and utility area complete this floor.



- The lower ground floor features an impressive kitchen/family /dining room. The kitchen/breakfast area has a vaulted ceiling and a range of base cupboards, basket drawers and work surfaces incorporating a butler sink. Appliances include a 2 oven Aga, a dishwasher and space for a fridge-freezer, and an island incorporating a breakfast bar. There is an outlook to the front garden and French doors open to a side terrace. The family and dining area adjoin the kitchen, with the dining area having a walk-in larder cupboard and access to the side courtyard.

- Also arranged on this floor is a utility room with space for appliances and storage cupboards, and a cloakroom.

- The bedroom accommodation is arranged on the first floor and comprise four well-proportioned bedrooms all with an attractive outlook over the gardens or village. Two bedrooms are part

vaulted, with one of these also benefitting from wardrobes.

- The modern and stylish family bathroom completes the accommodation and comprises a bath with shower over, W.C., and vanity unit.

- To the front of Tudor Cottage is an attractive knot garden with box hedging and a paved terrace. The side courtyard has a pedestrian access from Busty Lane and has external lighting, a stone wall and a brick bin store. Stone steps lead to the rear of the house where a further paved terrace is located, ideal for al fresco entertaining. An attractive arched wall runs to one side of the terrace. The remainder of the garden is laid to lawn interspersed with a variety of trees and shrubs. To the rear is a garden shed and steps to a single garage with electrically operated up and over doors.





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Gross Internal Area 2,549 sq ft, 236.8 m²



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Oliver Hodges
Sevenoaks

+44 (0) 1732 789 700

ohodges@savills.com

Approximate Area = 236.8 sq m / 2549 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 254.3 sq m / 2737 sq ft (Excluding Void)
Including Limited Use Area (2.1 sq m / 23 sq ft)
For identification only. Not to scale.
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Tenure

Freehold

Local Authority

Tonbridge and Malling. Tax band 'G'

Viewing

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

Directions

From Sevenoaks head in an easterly direction along the A25 passing the Crown Point public house on the right. Continue on this road until reaching the Cob Tree Public House and turn right into Sevenoaks Road. Proceed to the end of this road and turn left into The Street. Proceed into the centre of the village and turn right onto Trycewell Lane where Tudor House will be found on the left.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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