



Attractive five bedroom detached family home offering well-proportioned accommodation, situated on the edge of this popular village.

69 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA

Guide Price £1,195,000 Freehold





- Versatile & well-proportioned accommodation
- Sought after village location
- Borough Green Station approx. 1.9 miles
- Sevenoaks approx. 5.4 miles
- Established garden
- Detached double garage

Local Information

69 Nutfields is situated in the Metropolitan Greenbelt and in an Area of Special Landscape and Character. The historic village of Ightham is within 0.6 miles and is identified as one of the six special villages of Kent with its Norman Church, ancient inns and medieval houses. There are a number of National Trust owned areas including the historic Ightham Mote and Oldbury Woods where remnants of a Neolithic cave and the largest Stone Age fort in England can be seen.

- Comprehensive Shopping: Sevenoaks (5.4 miles), Tonbridge and Bluewater.
- Mainline Rail Services: Borough Green (1.9 miles) to London Victoria. Sevenoaks to London Bridge/ Charing Cross/Cannon Street.
- Primary Schools: Ightham, Plaxtol and Borough Green.
- Grammar Schools: Knole Academy, Weald of Kent Grammar and Trinity Schools in Sevenoaks. Wrotham School. A number in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Walthamstow Hall, The Granville, Solefields and New Beacon Prep Schools. St Michaels and Russell House Prep Schools in Otford. Radnor House in Sundridge.

- Leisure 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

69 Nutfields is an attractive, well presented detached family home which was built in late 1990s and is situated on the edge of the popular village of Ightham. The property provides light, versatile and well-proportioned accommodation, ideal for entertaining and modern family living. Also of note are the established gardens and the detached double garage.

- The principal reception rooms comprise a generous sitting room with a feature stone fireplace and double doors to the rear terrace, a family room, a double aspect dining room and a conservatory with lovely views over and access to the garden.

- The kitchen/breakfast room is fitted with a comprehensive range of wall and base units and integral appliances. The adjoining utility room has additional storage, space for appliances and access to outside.



- A spacious study, a cloakroom and understairs storage cupboard complete the ground floor.

- Arranged over the first floor are five bedrooms, including the principal suite with en suite bathroom and dressing room with fitted cupboards. One bedroom benefits from an en suite bathroom and two with built-in wardrobes.

- A family bathroom with separate shower cubicle completes the accommodation.

- The house is approached over a paved driveway flanked on one side by an area of lawn enclosed by clipped evergreen hedging. The drive leads to the detached double garage. A side gate allows access to the rear garden.

- The rear garden is fully enclosed and feature a paved terrace providing an ideal area for al fresco entertaining and an expanse of lawn with established trees and shrubs. The property also benefits from an additional area of land, creating one of the larger plots in the development.

- Annual charge of £353.70 (TBC) for the maintenance of Nutfields green areas and woods.

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. On entering Nutfields, take the first turning on the right and No 69 is the second house on the right.

Tenure

Freehold

Local Authority

Tonbridge and Malling Borough Council

Council Tax

Band = G

Energy Performance

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.





69 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA
Gross Internal Area 2245 sq ft, 208.6 m²

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69 Nutfields, Ightham
Gross internal area (approx) 208.6 sq m/ 2245 sq ft
Garage 27.8 sq m/ 299 sq ft
Total 236.4 sq m/ 2544 sq ft



For identification only - Not to scale

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

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