

IGHTHAM

SEVENOAKS, KENT

Guide Price £849,950 Freehold

JACKSON-STOPS

7 FEN MEADOW
IGHTHAM, SEVENOAKS, KENT
TN15 9HT

* NO ONWARD CHAIN * SPACIOUS DETACHED FAMILY HOME IN A NO THROUGH ROAD ON THE OUTSKIRTS OF IGHTHAM VILLAGE WITH GOOD ROAD LINKS AND A PRIMARY SCHOOL



DESCRIPTION

Spacious detached four-bedroom, two-bathroom family home with three reception rooms, set in a no through road in a peaceful rural location just 1 mile from Ightham village and its amenities including a public house and primary school. Excellent transport links include Sevenoaks station (6.6 miles) and Borough Green station (2 miles), with the M20/M26 motorway junctions within 2.5 miles.

FEATURES

- Enter the property into a spacious central entrance hall, with gallery landing and convenient cloakroom.

- The kitchen/breakfast room enjoys views over the rear garden and access from patio doors opening onto the terrace. It is fitted with a range of painted wooden units offering ample storage, along with integrated appliances including a double oven, gas hob, fridge freezer and Bosch dishwasher.

- A separate utility room provides additional storage, space for a washing machine and tumble dryer, and access to the garden and garage side of the property.

- Adjacent to the kitchen is a family room with a bay window overlooking the front garden and convenient access to the entrance hall.

- The generously proportioned sitting room features patio doors opening onto the rear garden and a gas fireplace as a focal point.

- Across the hallway, a third reception room, currently used as a dining room, features a large bay window overlooking the front garden and offers excellent flexibility as a playroom or home office.

- To the first floor the principal bedroom spans the length of the property with generous fitted wardrobes and an en-suite shower room with rainfall shower.

- Three additional bedrooms, two with fitted wardrobes, one overlooking the front garden and one to the rear.

- Family bathroom with separate shower.

- The mature rear garden is mainly laid to lawn with patio area and established trees providing a good degree of privacy. The front garden has gravel pathway, beech hedging lawn and shrubs.

- Detached double, brick built, garage with side door and window together with a private driveway with space for two cars.

SITUATION

7 Fen Meadow is less than a mile from the picturesque village of Ightham sits within the Downs Area of Outstanding Natural Beauty with the National Trust's Ightham Mote close by.

Located about 6 miles east of Sevenoaks, about 7 miles North of Tonbridge and only 28 miles South-East of London, Ightham is a popular village with good communication links.

Borough Green railway station (2 miles) has services to London Charing Cross (London Bridge in 37 minutes) as well as London Victoria/ Blackfriars (in about 48 minutes). Sevenoaks (6.6 miles) has services to Charing Cross/Cannon Street (London Bridge in 24 minutes).

The M25 is easily accessible via Sevenoaks (Jct 5 7.6 miles) and the M20/M26 are accessible at Wrotham (2.5 miles).

On the outskirts of the village there is a recreation ground and primary school. In the centre of the village is the George & Dragon public house and a village hall, which hosts several local clubs and classes. Borough Green (2 miles) has a wider selection of local shops, whilst Sevenoaks and Tonbridge all offer more comprehensive shopping opportunities and facilities.







The area has an excellent selection of schools including primary schools in Ightham, Borough Green and Shipbourne. There are boys and girls grammar annexes in Sevenoaks as well as highly regarded grammar schools in Tonbridge and Tunbridge Wells. There are numerous preparatory schools in the area as well as Sevenoaks and Tonbridge schools.

PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains
- Local Authority: Tonbridge & Malling Borough Council, 01732 844522
- Council Tax band: G (£4,151.64 for 2026/27)
- Estate Management Fee: £285.32 for the 6-month period 1 January 2026 to 30 June 2026 and £5 fixed rent charge per annum
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

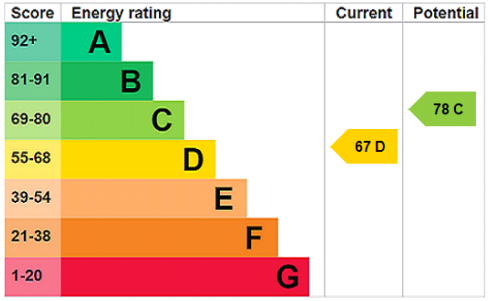
Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Sevenoaks follow the A25 through Seal village and continue for about 3 miles. Turn right into Sevenoaks Road (opposite Oldbury Road on the left). Continue to the end and turn left onto the A227 and then left again onto Fen Pond Road continue for 0.9 miles and turn left onto Fen Meadow, number 7 can be found on the left-hand side.

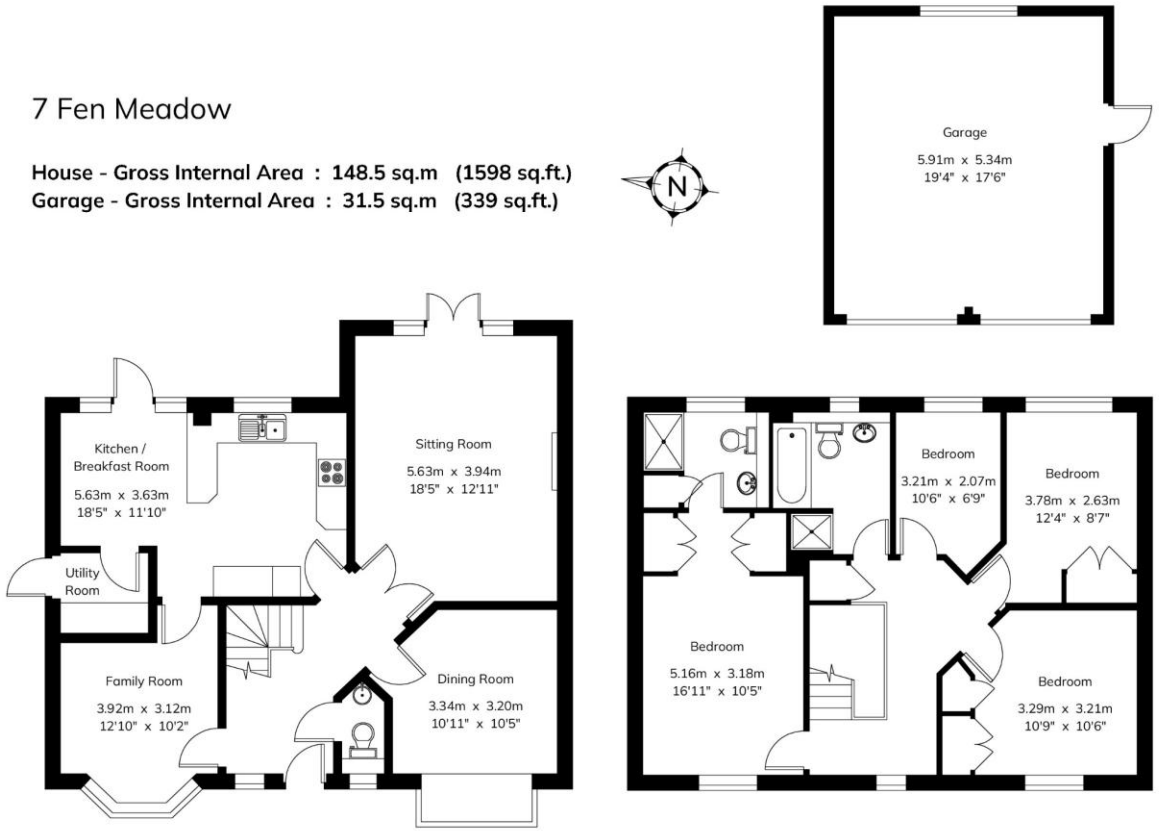
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



7 Fen Meadow

House - Gross Internal Area : 148.5 sq.m (1598 sq.ft.)
Garage - Gross Internal Area : 31.5 sq.m (339 sq.ft.)



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