



Ibbett Mosely

5 Chapel View Chapel Row, Ightham,
Kent, TN15 9AQ



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A stunning modernised cottage offering both cosy winter nights in front of the log stove and delightful Summer entertaining in the 140' garden that is beautifully planted, offering three outbuilding including two fantastic workspaces and an outside kitchen with power and water laid on. The garden is a short walk from the house, tucked away in a corner thus offering possibly the most private and well situated garden in this charming small community. There is also a pleasant courtyard right outside the cottage for those morning coffees directly off the social kitchen diner. Parking has been divided by the residents to create two allocated spaces. There is also access to footpaths leading to local country walks. The property is to be sold with no onward chain.

Price Guide £450,000

- Superb Semi Rural Position with Country Walks
- Modernised throughout & Beautifully Decorated
- Large Private Garden - Great for Alfresco Entertaining with Additional Outside Kitchen & WC
- EPC rating D
- 2 Double bedrooms & Upstairs Bathroom
- Social Open Plan Kitchen/Dining Room
- Parking for Two Cars
- Lovely Community
- Two Office Spaces to Work from Home in Fabulous Garden - Power & Water Supplied
- NO ONWARD CHAIN

Nestled in the picturesque small community of Chapel View in Ightham, this charming 2-bedroom house is a true gem waiting to be discovered. The property boasts a stunning modernised country cottage design that perfectly blends with the rural edge of Ightham Village, offering a tranquil and idyllic setting.

One of the standout features of this property is its fabulous large garden, complete with two offices and an outside kitchen setup. Imagine working from home in one of the peaceful garden offices or hosting delightful gatherings using the outside kitchen area - the possibilities are endless.

Additionally, the property features a separate sunny terrace, perfect for enjoying a morning cup of tea or soaking up the afternoon sun. With no onward chain, the transition to your new home can be smooth and hassle-free.

Conveniently located with easy access to the road and mainline train service, this property offers the best of both worlds - a peaceful countryside retreat with connectivity to urban amenities. Don't miss out

on the opportunity to make this charming country cottage your own slice of paradise in Ightham.

Description

Set within its own little terraced community this fabulous country cottage has been modernised throughout by the current vendor. Unique in its position and layout in an area of outstanding natural beauty but within two miles of central Borough Green and mainline station to London Victoria and Charing Cross/ London Bridge gives it the best of all worlds.

Two parking spaces are provided a few steps from the row of cottages that are entered via their own private outside terraces. Immediately on entering via a stable door, you feel the mix of modern finishes with the character features of the original cottage. A large social kitchen dining area is the hub of the house with a shaker style kitchen opening to the dining space. The lounge beyond the central staircase is a lovely cosy room with feature fireplace with a wood burning stove for those cosy winter months to supplement the gas central heating.

Upstairs, off a central landing are two double bedrooms and bright modernised bathroom. The main bedroom sits to the front of the cottage with built in wardrobes and storage. To the rear is a great second double with a bank of wardrobes and space for a dressing area. The bedroom spaces are fantastic for this style of home. The upstairs bathroom has been beautifully modernised with a white suite and contemporary Victorian style floor tiles and metro wall tiles. A shower over the bath with enclosure gives the best of both worlds in this fresh and bright space.

In addition to the terrace outside of the kitchen diner, just a few steps away is a stunning large, 140ft plus garden. The pictures go some way in explaining how delightful this garden is but a visit is truly necessary to feel the privacy and relaxed feel it gives. Three main outbuildings are spaced out across the space with connected social patios. The first patio sits next to an outbuilding providing an outside kitchen and utility space which is fantastic for offering catering to social gatherings. Power and water are provided as well as a composting toilet so no need to go back to house at anytime. Centrally a summer house designed outbuilding with power provides a space to relax or work from home taking in the garden and outlook beyond. This also has a day bed in for those looking to take the relaxation to the next level! To the rear of the garden via a meandering pathway leads to the main office space with power and Wi-Fi connections. This is a very spacious building approx. 14'7" x 14'6". Currently used by the vendor as his workspace this is ideal for its purpose or could become even further entertainment options.

Because the garden is detached from the house the vendor has had to secure planning permission for it to be certified as Garden land to allow for the studio and and summer house to be built with full planning

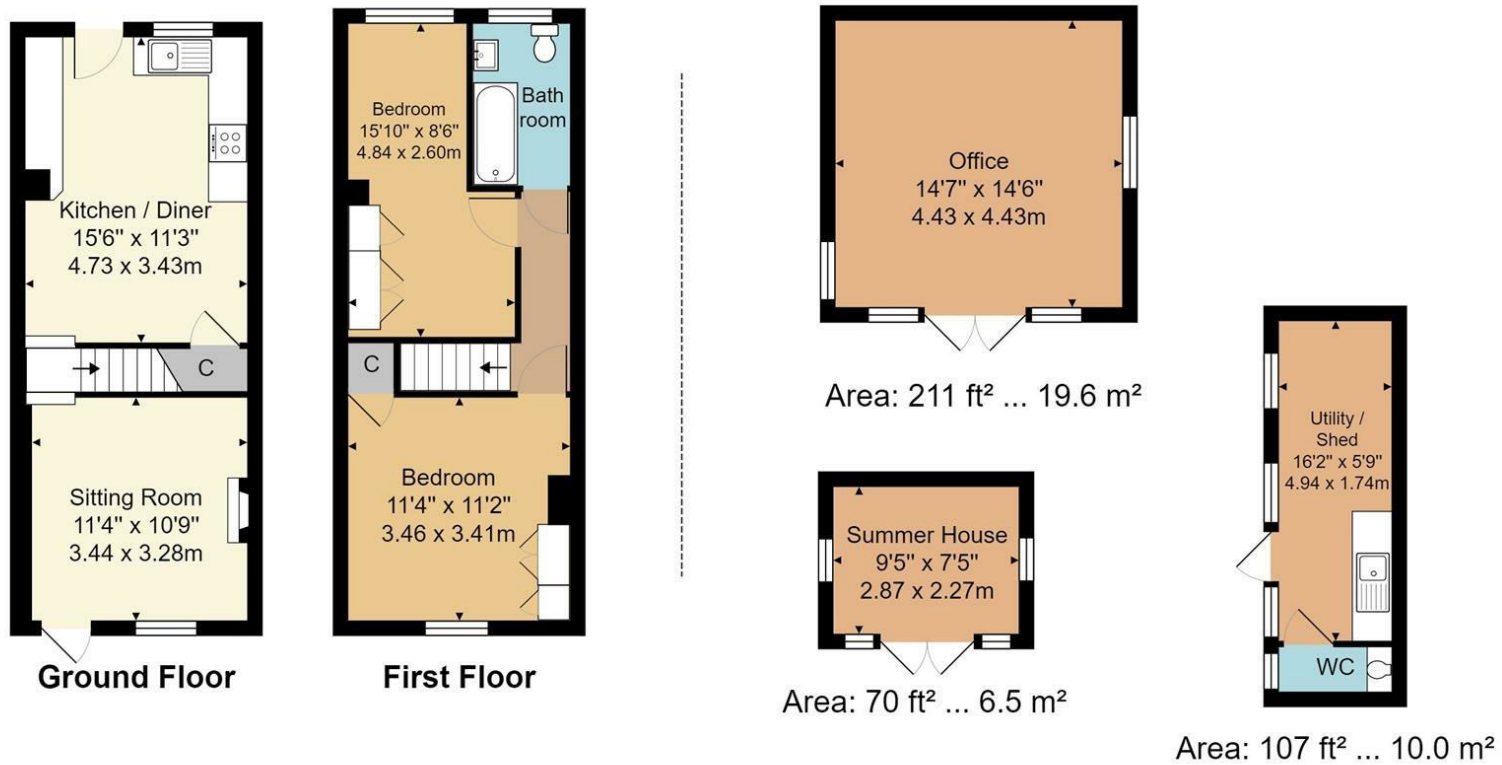
permission so all the hard work has been done and you could enjoy the fruits of their labour. The outlook from the garden is rural to add to the peacefulness felt.

Location

Chapel View, off Chapel Row is on the outskirts of the village. Ightham village is set in an area designated AONB (area of outstanding natural beauty) and is located approximately four miles east of Sevenoaks and six miles north of Tonbridge, two miles from Borough Green. The parish includes the hamlet of Ivy Hatch. Ightham is famous for the nearby medieval manor of Ightham Mote (National Trust), although the village itself is of greater antiquity. The source of the River Bourne is within the parish. The village has an excellent public house, parish church and a popular primary school just a short distance from the property. Further local amenities and shops can be found in Borough Green village which is less than a mile away. Here you will also find the mainline station with regular services to London (Victoria), London Charing Cross and London Bridge, Maidstone, Ashford International and the coast. There are good road links to the M20 and M26/M25.



EPC Rating- D



House Approx. Gross Internal Area 673 sq. ft / 62.5 sq. m
Outbuildings Approx. Internal Area 389 sq. ft / 36.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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