



THE ROWANS, BATES HILL, IGHTHAM, KENT, TN15 9HB

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 **Hillier**
Reynolds

£899,950

FREEHOLD

Well-presented substantial four bedroom semi-detached character property.

Driveway with parking for several cars. Double garage with Mezzanine Floor.

Sought after village location.





We are pleased to market this substantial four bedroom semi-detached family home that is located in the popular and sought after village of Ightham.

This spacious and elegant character property provides approx. 2,600 sq ft of versatile and flexible living accommodation. There is a large driveway with parking for several cars as well as a double garage with a mezzanine floor that would make a wonderful studio or home office.

As soon as you enter the property you will appreciate the high ceilings and light and bright entrance hall. You will find the well-proportioned sitting room on your right. This generous room has two large windows allowing for plenty of natural light. The family room/dining room is, again, a substantial room with an attractive log burner as a central focal point. Bi-fold doors lead out to the fully enclosed westerly facing rear garden which has a decked area ideal for enjoying the far-reaching views.

The kitchen is well-fitted with a good selection of units and work top space. There is a useful utility room and cloakroom. There is a door leading into the double garage and mezzanine floor.

This property has a large cellar which offers plenty of storage space.

Upstairs you will find three large double bedrooms as well as a single room that the current owners use as a home office. The master bedroom is located at the front of the property and has plenty of space for bedroom furniture. The second bedroom has a well-fitted en suite shower room.

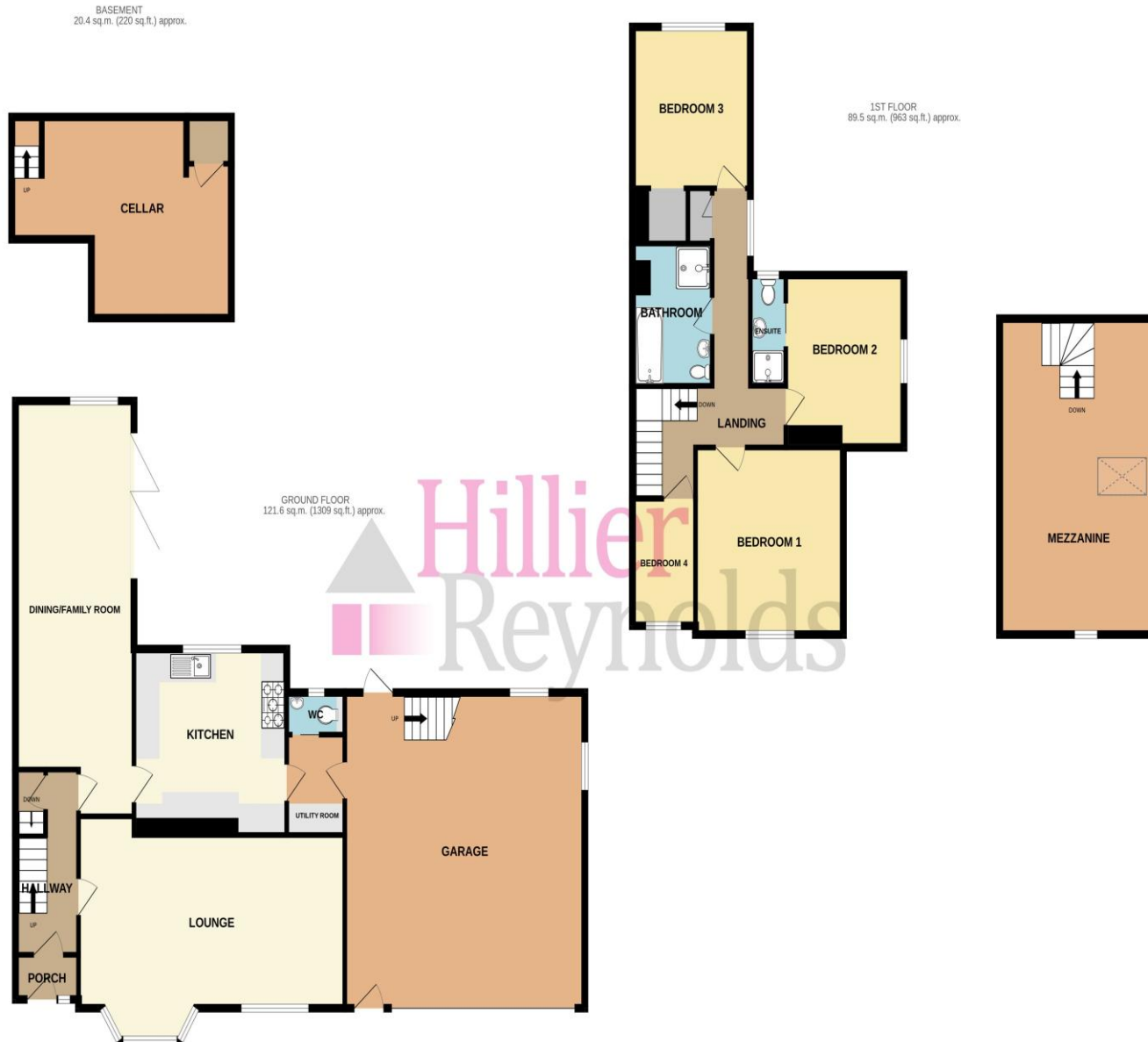
The third bedroom is another generous double room over-looking the garden.

The family bathroom is well-fitted and stylish with a large walk-in shower cubicle as well as a bath.

Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away, both with services into the city. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. There are good transport links with the M20, M26 Motorways just a short drive away.

Viewing is highly recommended to appreciate the size and character of this well-loved family home.

ACCOMMODATION



Porch

Entrance Hallway

Lounge

22'10" (6.96m) x 11'11" (3.63m)

Kitchen

13'1" (3.99m) x 11'10" (3.61m)

Utility Room

W.C

Dining/Family Room

25'8" (7.82m) x 9'10" (3.00m)

Cellar

18'10" (5.74m) x 13'10" (4.22m) max measurements

First Floor Landing

Bedroom 1

13'1" (3.99m) x 12'8" (3.86m)

Bedroom 2

13'8" (4.17m) x 10'1" (3.07m)

Ensuite

Bedroom 3

11'2" (3.40m) x 10'2" (3.10m)

Bedroom 4

8'9" (2.67m) x 5'9" (1.75m)

Bathroom

Outside

Fully enclosed westerly facing rear garden, mainly laid to lawn with borders stocked with mature plants and shrubs. Decked entertaining area. Wooden storage shed and brick built storage shed.

Garage - 22'0" (6.71m) x 20'7" (6.27m)

Mezzanine - 22'0" (6.71m) x 13'8" (4.17m)

TOTAL FLOOR AREA : 231.5 sq.m. (2492 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Route to View

From our Borough Green office, proceed west along the Sevenoaks Road. At the roundabout, take the second left onto the Borough Green Road heading towards Ightham. Upon reaching Ightham village the road turns into The Street and then continues straight onto Bates Hill. The property can be found on the right-hand side as denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For more information or to arrange an appointment to view, please contact us on:

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