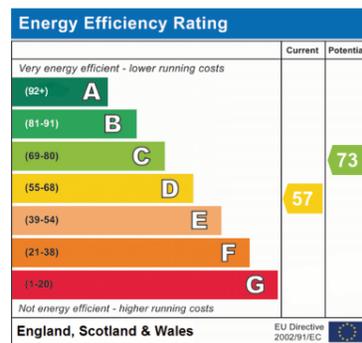


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 360.



## IVY LODGE, HITCHEN HATCH LANE, SEVENOAKS, KENT TN13 3AT

A rare opportunity to acquire an intriguing semi-detached period property which dates back to the Georgian era, with a later Victorian addition. Ivy Lodge is tucked away but still conveniently located on the desirable Hitchen Hatch Lane, a short walk from both Sevenoaks town and mainline station. Set over three floors and boasting a wealth of characterful and interesting features, such as ornate architrave and attractive fireplaces, this timelessly elegant four bedroom property further benefits from four versatile reception rooms, a southerly aspect garden, and area which could be utilised for parking.

House dating back to Georgian era with Victorian addition ■ Four bedrooms ■ Four reception rooms ■ Original and interesting features throughout ■ Enclosed gardens with southerly aspect ■ Parking area (not currently utilised) ■ Short walk to Sevenoaks town and station ■ Lapsed planning for garden studio (18/01985/HOUSE) ■ Rare opportunity - viewing highly recommended ■ No chain

**PRICE: GUIDE PRICE £1,295,000 FREEHOLD**



## SITUATION

The property occupies a fabulous position in this sought after and highly regarded residential road. Ivy Lodge is only a short walk away from Sevenoaks town (approx. 0.3 miles) and Sevenoaks mainline station (approx. 0.5 miles), making it highly convenient for commuters and for access to all the amenities that the town has to offer. Sevenoaks station offers direct services to London in as little as 23 minutes.

Sevenoaks High Street provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday markets in Buckhurst Lane and Saturday markets at Blighs. There are many green spaces in the surrounding area, including Historic National Trust owned Knole House with its 1,000 acre deer park, which is the last remaining in Kent, within easy reach.

Sevenoaks provides the opportunity for excellent schooling both in the state and independent sectors. Well regarded schools within walking distance include St John's, Lady Boswell's, St Thomas's and Sevenoaks Primary, Walthamstow Hall junior and senior school, The Granville School and the renowned Sevenoaks School. Knole Academy, Weald of Kent Girls Grammar annexe, Tunbridge Wells Boys Grammar annexe and Trinity are all within easy reach, as well as further well-regarded grammar schools in Tonbridge and Tunbridge Wells.

## DIRECTIONS

From Sevenoaks High Street, proceed north through the Pembroke Road traffic lights and past the Vine cricket club which is on your right. Just after the Vine on your left is the turning into Hitchen Hatch Lane. Ivy Lodge is the first property on the left hand side, before Pound Lane and Vine Avenue, and it is accessed on the left hand side of Hitchen Hatch Lane via a gate.

## GROUND FLOOR

### ENTRANCE HALL



Forming part of the Victorian side of the property, the spacious entrance hall features a ceiling rose, cornice, a radiator and door to the living room. An arch signals the entrance into the original Georgian side, with doors to the sitting room and bedroom 4, and the staircase leading to the lower ground and first floor.

### LIVING ROOM

3.66m x 4.38m (12' 0" x 14' 4") Sash windows to the front and side with wooden shutters, picture rail, radiator, cornice, cast iron fireplace with decorative tiled inlay and marble surround, with shelving in the arched recess either side with cupboard space beneath.

### SITTING ROOM



4.18m x 2.93m (13' 9" x 9' 7") Sash window to the side with radiator beneath, fireplace recess with Adam-style surround, floor to ceiling cupboard with shelving.

### BEDROOM 4/OFFICE

4.18m x 3.44m (13' 9" x 11' 3") Sash window to side with radiator beneath, ceiling rose, picture rail, cornice, cast iron fireplace with decorative tiled inlay and Adam-style surround, with shelving in the recesses either side. Could be utilised as a double bedroom, large office, or additional reception room.

## LOWER GROUND FLOOR

### KITCHEN

3.42m x 4.57m (11' 3" x 15' 0") Sash window to side, door to garden, tiled floor, range of antique wooden fitted wall and base units with granite worktops and drawers, tiled splashback, inset ceramic sink with single drainer and mixer tap, space for dishwasher, space for fridge freezer, space for freestanding gas cooker, extractor above, radiator.

### DINING ROOM



4.06m x 4.87m (13' 4" x 16' 0") French doors to garden, window to side with radiator beneath, cast iron fireplace with decorative tiled inlay and Adam-style surround, shelving in recess, understairs alcove, doors to the utility area, snug and kitchen, stairs up to ground floor.

### SNUG

4.06m x 3.43m (13' 4" x 11' 3") Window to side with radiator beneath, fireplace with Adam-style surround, recess either side with storage cupboards at base and display shelving above.

### UTILITY AREA

Door to cloakroom, door to storage area and coal store. Space for coats and shoes, tiled floor, small window to side, electric meter and RCD unit.

### CLOAKROOM

1.36m x 2.98m (4' 6" x 9' 9") Low level WC, wall-mounted hand wash basin, space for washing machine, wall-mounted gas-fired boiler, porthole window to side.

### STORAGE AREA

Tiled floor, light, coal store.

## FIRST FLOOR

### LANDING

Doors to bedrooms, bathroom and step up to WC, radiator, Velux window, cornice, airing cupboard housing hot water cylinder.

### BEDROOM 1



3.66m x 3.74m (12' 0" x 12' 3") Double bedroom with sash windows to the side and front, radiator, picture rail, recess with display shelving, cupboard with rail space and cupboard above, decorative cast iron fireplace with ducks nest grate.

### BEDROOM 2



4.18m x 3.34m (13' 9" x 10' 11") Double bedroom with sash window to side, cast iron fireplace with Adam-style surround, picture rail, cornice, cupboard with shelving, cupboard with rail space and storage above.

### BEDROOM 3

4.18m x 2.78m (13' 9" x 9' 1") Double bedroom with sash window to side and radiator beneath, picture rail, cast iron fireplace with Adam-style surround, cupboard with shelving, cupboard with rail space and storage above.

### BATHROOM



2.38m x 2.23m (7' 10" x 7' 4") Sash window to front, corner bath with tiled splashback and shower attachment, low level WC, heated towel rail, vanity unit.

### WC

2.02m x 1.03m (6' 8" x 3' 5") Low level WC, vanity unit, heated towel rail.

## OUTSIDE

### FRONT GARDEN

Accessed via a gate on Hitchen Hatch Lane and concealed by hedging, with steps leading up to the front door of Ivy Lodge. To one side is a gate which provides access to the main garden, and the other stretches down the side of the property and provides an area of additional outside space.

### GARDEN



The delightful garden is adorned with an array of flowers, shrubs and trees, and features a paved area, lawn, and two garden sheds. The upper section of the garden was used as a parking area, and has double wooden gates leading to Hitchen Hatch Lane. There is lapsed planning permission to erect a garden studio: 18/01985/HOUSE "Demolition of outbuilding to facilitate erection of timber framed studio with rooflights in the rear garden." This could be accessible from the road therefore could have potential to be a garage instead of a studio, subject to necessary planning consents.

### PARKING

Double gates lead to a parking area, which would currently benefit from some work to improve the space for vehicle use.

Council Tax: Band G (Approx. £4,101.47 2025/26)