



YEW TREE COTTAGE, ISMAYS ROAD, IVY HATCH, SEVENOAKS, KENT TN15 0NZ

A charming 2-bedroom detached cottage located in the village of Ivy Hatch offering a perfect blend of character and modern potential with planning permission to extend. The living room has a large inglenook fireplace as a focal point, the master bedroom has built-in storage and views. This delightful property sits on a quiet plot and is surrounded by scenic countryside views, making it an ideal retreat for those seeking tranquility while remaining connected to nearby towns such as Sevenoaks and Tonbridge.

Detached Single Garage ■ Pretty Rear Garden ■ Planning permission for two storey part side extension Ref: 23/00627/FL ■ No onward chain ■ Internal Beams ■ 2 Bedrooms ■ Character features ■ Internal oak doors ■ Newly fitted bathroom ■ Newly fitted kitchen

PRICE: GUIDE PRICE £650,000 FREEHOLD

SITUATION

The property lies within the desirable hamlet of Ivy Hatch. The Plough Inn is within walking distance. There are excellent primary schools in nearby Plaxtol, Stone Street (St Lawrence), Ightham, and Borough Green.

The town of Sevenoaks is about 5 miles and offers a wide variety of shopping and an excellent train service to London on the Charing Cross/Cannon Street line and there is a bus service from the village. Sevenoaks offers both private and state educational facilities. Hildenborough railway station (Charing Cross/Cannon Street line) is within an easy and short drive.

Tonbridge town centre can also be easily reached and offers private and state educational facilities including a number of highly sought after grammar schools. Borough Green is about two miles and offers local shops and a railway station to London on the Victoria line. Access for the M20 and M26 (both give access to the M25) is about three miles at Wrotham Heath. There is excellent walking and riding on the doorstep

DIRECTIONS

From Sevenoaks proceed on the A25 through Seal towards Borough Green. Turn first right just after the Crown Point public house (on your right) into Coach Road and continue to the hamlet of Ivy Hatch. When you reach The Plough Inn just after take the left turn into Ismays Road and a short distance along is Yew Tree Cottage on the left hand side.

GROUND FLOOR

ENTRANCE

Through a gate to the rear of the property, wooden stable door to entrance hall.

ENTRANCE HALL

7' 2" x 2' 9" (2.18m x 0.84m) Laminate flooring, doors to bathroom, kitchen and living room, cupboard housing electrics, radiator, central heating thermostat.

KITCHEN



6' 0" x 8' 9" (1.83m x 2.67m) Leaded light window to rear, wall and base units with worktop over, space for integrated 3/4 fridge/freezer, washing machine, slimline integrated dishwasher, induction hob and built in oven, single drainer sink unit with mixer tap, laminate floor, part tiled walls.

BATHROOM



7' 8" x 6' 3" (2.34m x 1.91m) Leaded light window to rear, low level W.C., wash hand basin inset to vanity unit with mixer tap, shower bath with screen and fully tiled wall, mixer tap, rainfall shower with handheld attachment, heated towel rail, laminate floor, part tiled walls.

LIVING ROOM



3 leaded light windows to front, 3 radiators, inglenook fireplace with open fire and stone hearth, cupboard housing IdealMexico boiler, beamed ceiling, stairs to 1st floor, carpet.

DINING ROOM



17' 8" x 7' 1" (5.38m x 2.16m) Leaded light windows with secondary glazing to front and side, parquet flooring, 2 radiators, double doors to rear garden.

FIRST FLOOR

LANDING



Galleried landing with doors to bedrooms, leaded light window to rear, radiator, storage cupboards, radiator.

BEDROOM 1



4.6m x 3.2m (15' 1" x 10' 6") Leaded light window to front, radiator, carpet, fitted cupboard, airing cupboard, step up to storage cupboards, ceiling beams.

BEDROOM 2



2.43m x 2.95m (8' 0" x 9' 8") Leaded light window to front, radiator, door to eaves storage, drawers inset to wall.

OUTSIDE

FRONT GARDEN

There access to the property and garage via a driveway behind a wooden gate. To the right of the driveway is an area of woodland which could provide parking. Single detached garage. The property does not own the driveway just has a right of access.

GARAGE

Single detached garage with tiled roof, power, up and over door, outside light.

REAR GARDEN



There is a stone path around the property with steps up to a delightful garden which is well-maintained with a mix of lawn, flower beds, and mature shrubs. There is space for outdoor seating and entertaining, making it ideal for enjoying the peaceful surroundings. Outside tap.

COUNCIL TAX BAND E