

OVER 60?

Secure this property
for up to **59% less!**



Price

£1,500,000

Freehold

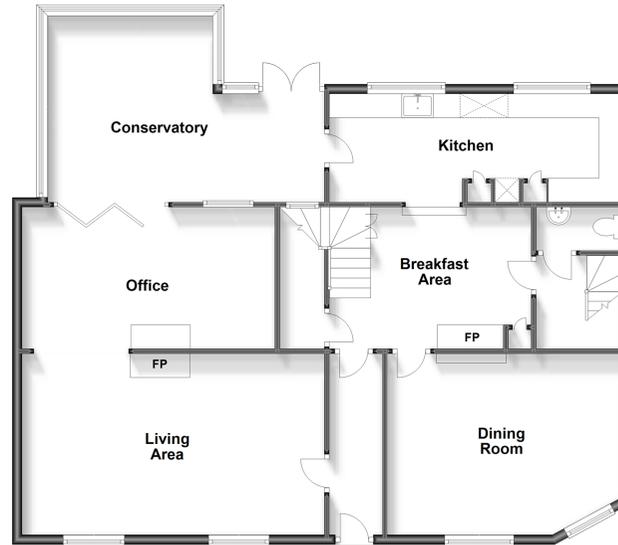
5x  3x  5x 

High Cross Road, Ivy Hatch, Sevenoaks,
Kent, TN15

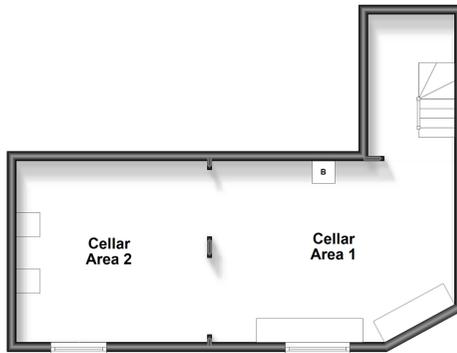
Wards

Helping you move forwards

Ground Floor
Approx. 120.4 sq. metres (1295.8 sq. feet)



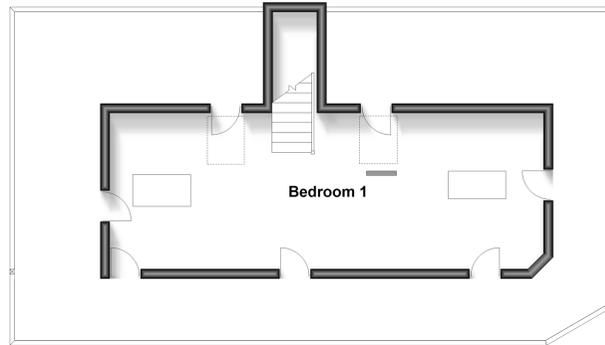
Basement
Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor
Approx. 86.1 sq. metres (926.8 sq. feet)



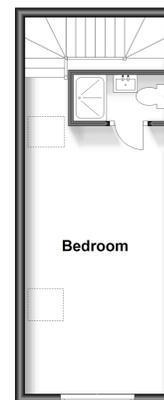
Second Floor
Approx. 31.7 sq. metres (340.7 sq. feet)



The Bakehouse - GF
Approx. 23.3 sq. metres (250.6 sq. feet)



The Bakehouse - FF
Approx. 23.3 sq. metres (250.6 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Living Area: 20'0 x 13'0 (6.10m x 3.97m)

Office: 17'0 x 10'0 (5.19m x 3.05m)

Conservatory: 19'0 x 13'0 (5.80m x 3.97m)

Dining Room: 17'0 x 13'0 (5.19m x 3.97m)

Breakfast Area: 11'0 x 9'0 (3.36m x 2.75m)

Kitchen: 18'11 x 7'4 (5.77m x 2.24m)

Inner Hallway

Toilet: 6'0 x 3'5 (1.83m x 1.04m)

BASEMENT

Cellar Area 1: 13'2 x 12'6 (4.02m x 3.81m)

Cellar Area 2: 16'8 x 12'6 (5.08m x 3.81m)

FIRST FLOOR

Landing

Bedroom 2: 17'0 x 12'0 (5.19m x 3.66m)

En-suite Bathroom: 10'5 x 10'4 (3.18m x 3.15m)

Bedroom 3: 14'0 x 13'0 (4.27m x 3.97m)

Bedroom 4: (L-shaped) 17'5 at widest point x 11'0 at widest point (5.31m x 3.36m) plus 10'5 at narrowest point x 7'0 at narrowest point (3.18m x 2.14m)

Bedroom 5: 13'1 x 10'0 (3.99m x 3.05m)

Bathroom: 10'6 x 7'5 (3.20m x 2.26m)

SECOND FLOOR

Bedroom 1: 30'0 x 12'0 (9.15m x 3.66m)

THE BAKEHOUSE

GROUND FLOOR

Kitchen/Living Area: 23'0 x 10'0 (7.02m x 3.05m)

FIRST FLOOR

Bedroom: 19'3 x 10'4 (5.87m x 3.15m)

Shower Room: 6'9 x 3'3 (2.06m x 0.99m)

OUTSIDE

Driveway

Garden



Main features

- Located in a highly desirable village location
- Private walled garden
- Workshop or home gym in cellar
- Detached converted 'Bakehouse' offering further accommodation with separate entrance
- Formally the shop, post office and bakery. This property retains many of its original features
- Grammar school catchment area for Sevenoaks, Tonbridge and Maidstone



Nearest Schools

Primary Schools: Plaxtol Primary 1.3 miles, Ightham Primary 2.0 miles

State Secondary Schools: Wrotham School 3.8 miles, The Trinity School 3.9 miles



Transport Information

Train Stations: Sevenoaks 5.5 miles (33 minutes to Charing Cross), Borough Green & Wrotham 3.3 miles



Address

High Cross Road, Ivy Hatch, Sevenoaks, Kent, TN15



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call West Kingsdown Branch 01474 852816 ■ wardsof Kent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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