

**OVER 60?**

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



**Price**

**£1,500,000**

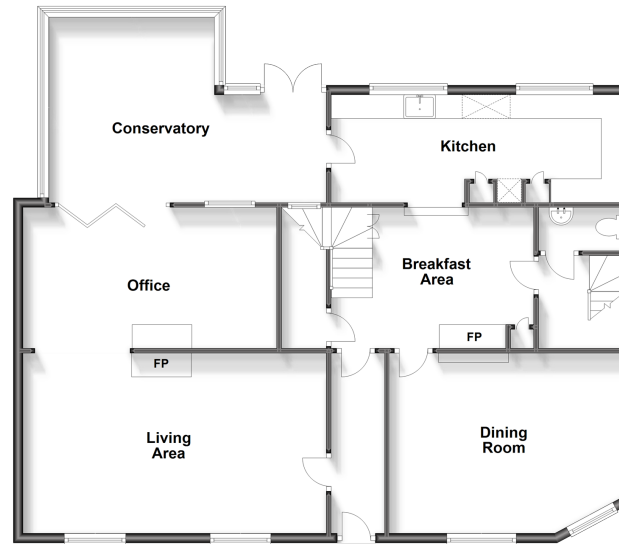
**Freehold**

5x  3x  5x 

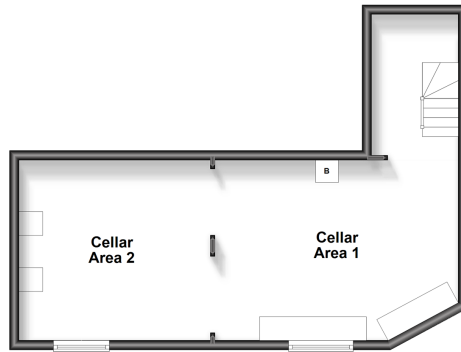
High Cross Road, Ivy Hatch, Sevenoaks,  
Kent, TN15

*Wards*  
Helping you move forwards

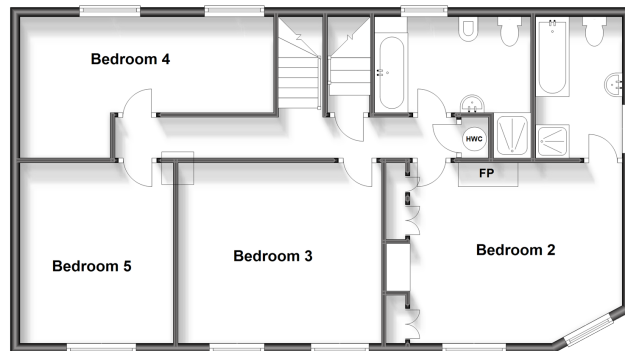
**Ground Floor**  
Approx. 120.4 sq. metres (1295.8 sq. feet)



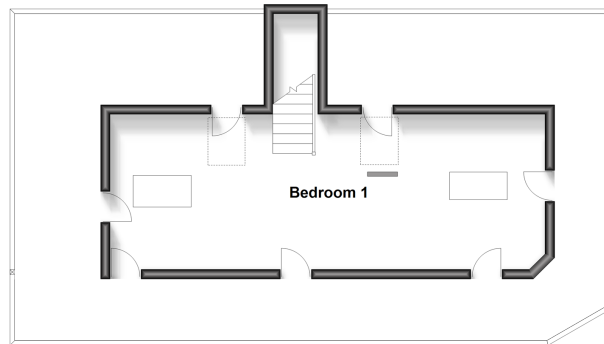
**Basement**  
Approx. 39.9 sq. metres (429.8 sq. feet)



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



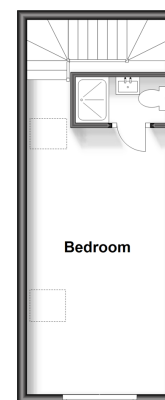
**Second Floor**  
Approx. 31.7 sq. metres (340.7 sq. feet)



**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.





Call West Kingsdown Branch 01474 852816 ■ [wardsofkent.co.uk](http://wardsofkent.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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