



# MAPLE CROFT

IGHTHAM

## Welcome

Maple Croft is an elegant, 5-bedroom detached new home located in the sought-after and picturesque village of Ightham in Kent.

Thoughtfully designed and spread across three floors, Maple Croft features a bespoke, handmade kitchen, custom-made feature staircase and designer bathrooms throughout. Externally, the property is beautifully presented with a private driveway, garage, and landscaped gardens.





This is a computer generated image and is for guidance only



Price on application



# Location



## Cafes/restaurants

- 1 The George & Dragon Pub
- 2 Peretto Pizza
- 3 Old House Pub
- 4 The Plough Inn, Ivy Hatch

## Public places

- 5 Ightham Primary School
- 6 Ightham Village Hall
- 7 St Peter's Church, Ightham

## Sport and wellbeing

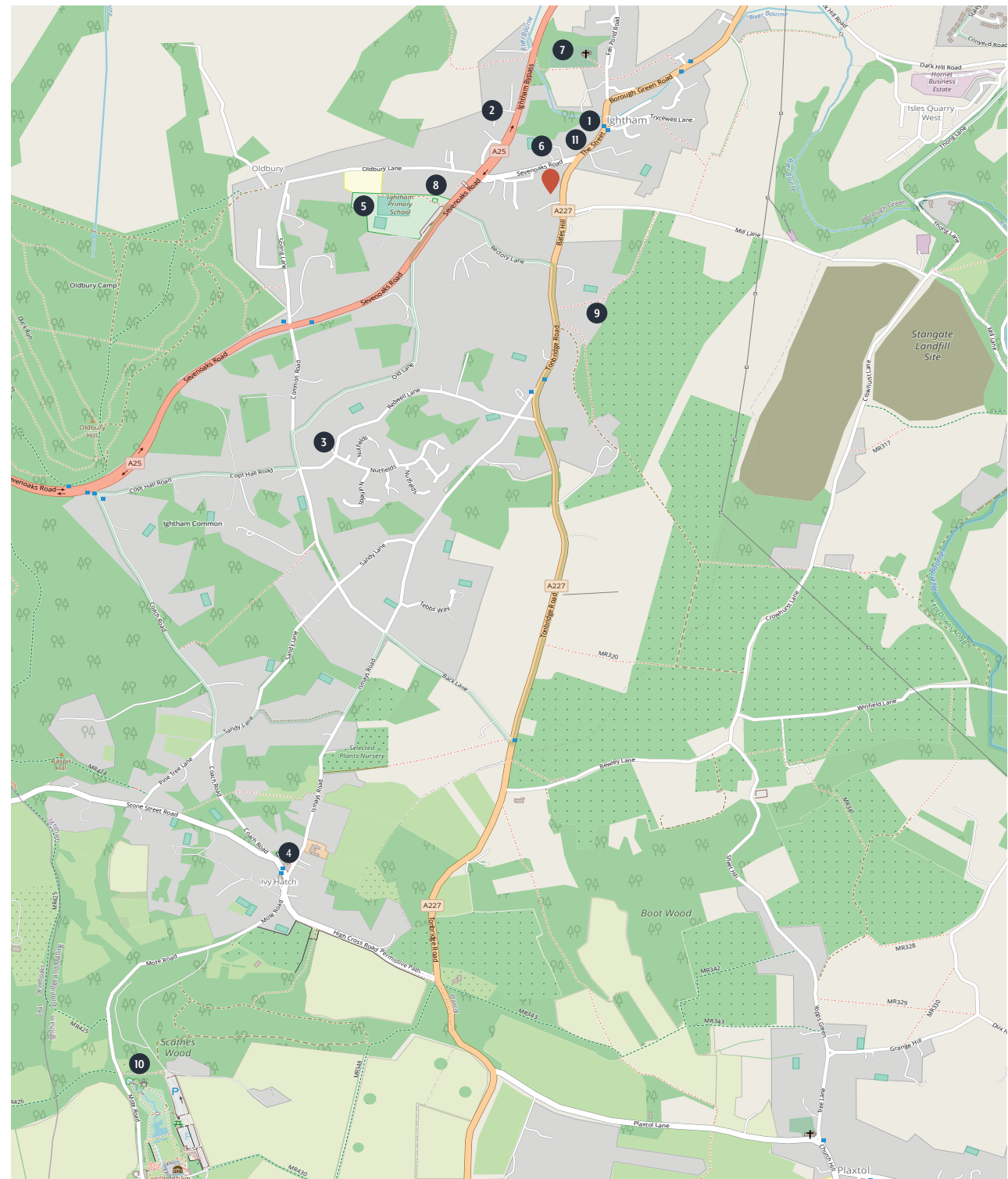
- 8 Recreation Ground & Playground
- 9 Ightham Cricket Club

## Places of interest

- 10 Ightham Mote National Trust & Gardens

## Travel

- 11 Bus stop (next to The George & Dragon Pub)





## Local area

Maple Croft is located in the heart of the picturesque and historical village of Ightham, Kent where the local parish church dates back to the 12th century. The village of Ightham is famous for its nearby National Trust manor house and gardens, Ightham Mote, which is nestled in a hidden valley and has over 700 years of history.

Ightham is also home to a thriving Village Primary School and a close-knit community who enjoy the Village Hall, local Tennis and Cricket Clubs and Recreation and Playground. Just a short walk from Maple Croft is the popular George & Dragon Public House, in addition to Peretto Pizza Italian restaurant and Old House Public House which are also within easy reach.

Ightham is located just four miles from the town of Sevenoaks which has ample entertainment and leisure pursuits on offer, an array of well-performing primary and secondary schools and fantastic transport links both into London and out to the Kent coast.



Image courtesy of Ightham Parish Council/ightham.org



Image courtesy of Steve Payne/Unsplash





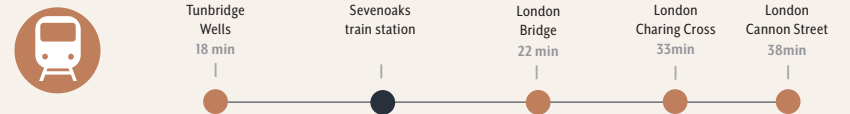
# Connectivity

Maple Croft is within easy reach of the nearby towns of Sevenoaks and Tonbridge which each have fantastic transport links both into Central London and out to the coast. Sevenoaks train station provides frequent services into Central London, including London Bridge in just 22 minutes.

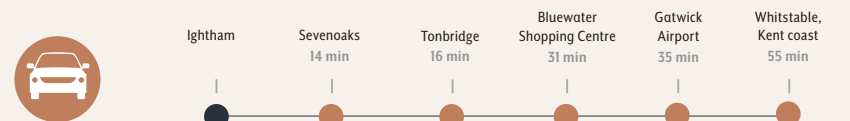
On the roads, Maple Croft is conveniently located for the M20 for access to the Kent coast whilst the M25 route to Gatwick Airport takes just 25 minutes.

\*times and distance taken from nationalrail.co.uk and googlemaps.com

## Travel by train: Sevenoaks train station



## Travel by road





**PROPOSED SITE PLAN**

Scale: 1:200



VIEWLANDS

GREENFIELDS

SINGLEWELL

THE LIMES

THE SYCAMORES

2m CLOSE BOARD FENCE

1m METAL FENCE

2NO. NEW TREES

2m HEDGE

TERRACE

PERGOLA

GRASS

1m POST AND RAIL FENCE

DRIVEWAY

2m HEDGE

ACCESS ROAD








1.3m RETAINING WALL

1m POST AND RAIL FENCE

NEW DRIVEWAY ACCESS

NEW PEDESTRIAN ACCESS

**LEGEND:**

-  GRASS /LAWN AREA
-  DRIVEWAY PERMEABLE BOUND GRAVEL
-  HERRINGBOURNE PAVED AREA
-  PAVED HARDSTANDING
-  PLANTING/HEDGE
-  PROPOSED TREES
-  EXISTING TREES

BATES HILL

WOODLANDS

THE RECTORY

*Site Plan*  
*Maple Croft*



# Building Elevations

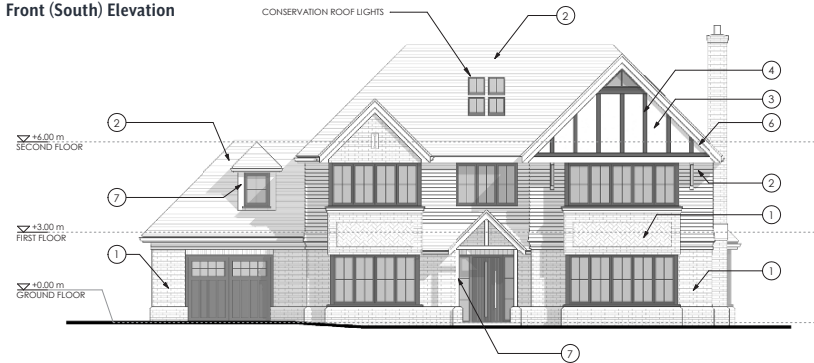
Rear (North) Elevation



Rear (North) Elevation



Front (South) Elevation



Rear (North) Elevation



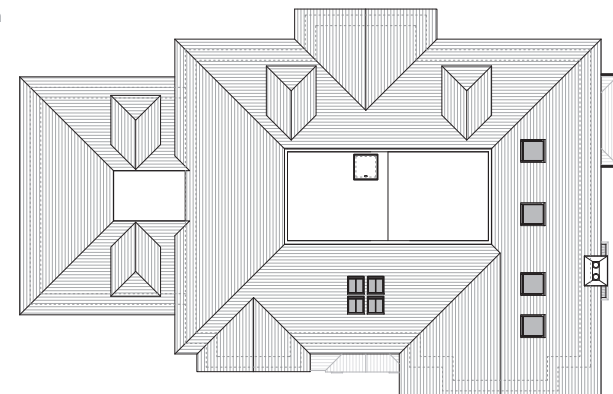
**Materials**

- ① MULTI RED BLEND BRICK
- ② SAND FACED RED CLAY TILES
- ③ WHITE RENDER
- ④ BLACK TIMBER WORK
- ⑤ BLACK ALUMINIUM WINDOWS / CRITICAL STYLE DOORS
- ⑥ WHITE FASCIA / SOFFIT
- ⑦ OAK FRAMED PORCH

**Legend**

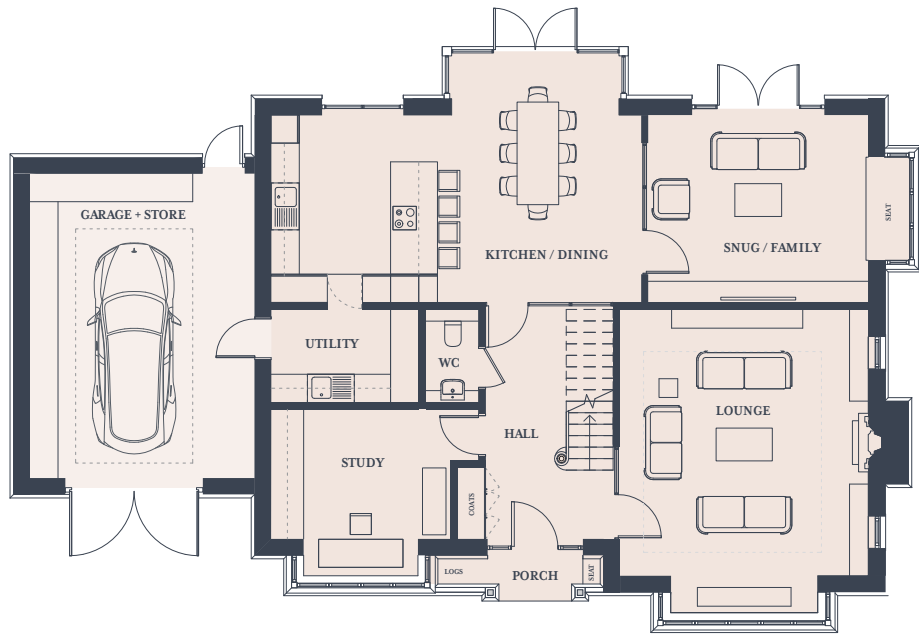
-  OBSCURED PRIVACY GLASS  
OBS
-  ROOFLIGHT OVER  
RL

Roof Plan

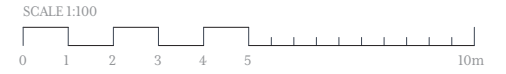
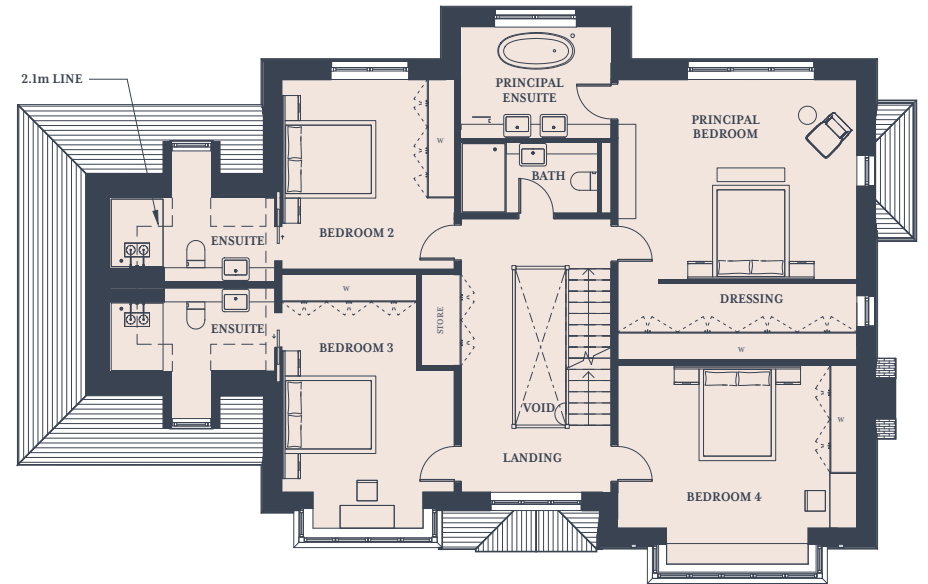




# Ground Floor

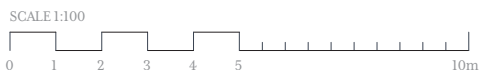
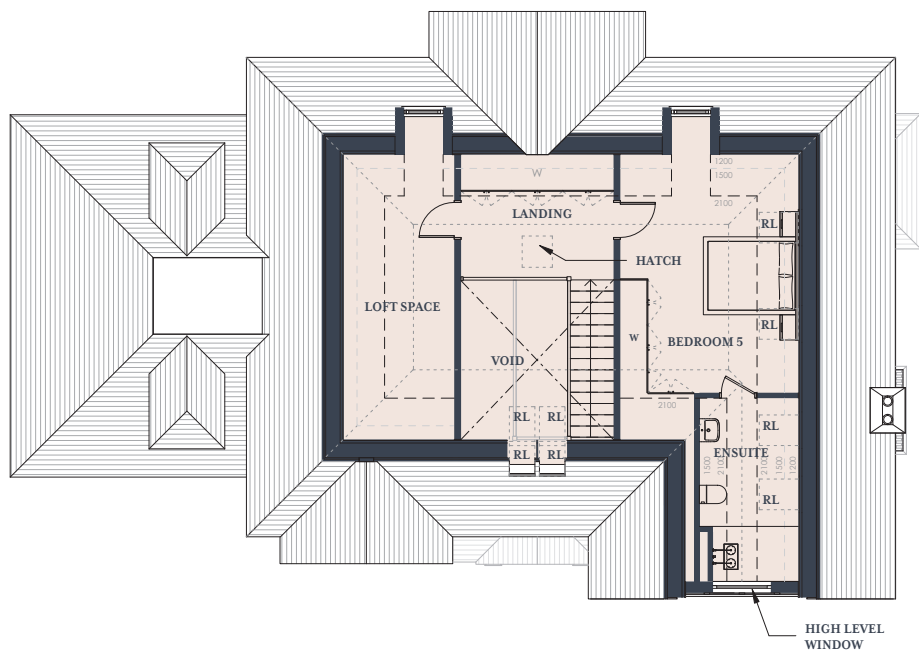


# First Floor





# Second Floor



# Specifications

## Kitchens

- Bespoke fitted kitchen with plenty of storage space and dove tailed oak joints
- Concealed LED lighting to underside of overhead cupboards
- Utility & boot room
- Quartz stone worktop
- Under counter sink with deck-mounted chrome mixer tap
- Range oven
- Siemens or Bosch integrated microwave
- Siemens or Bosch integrated fridge/freezer
- Siemens or Bosch integrated dishwasher
- Siemens or Bosch combined washing machine/tumble dryer
- Hot tap
- Pantry

## Bathroom

- Villeroy and Bosch white bath with shower attachment and glass screen
- Villeroy and Bosch basin
- Villeroy and Bosch wall mounted dual flush WC with concealed cistern
- Fitted vanity unit under basin
- Heated towel rail
- Wall mounted tissue holder, toilet brush and robe hook in chrome
- Floor level walk in shower with glazed screen to ensuite bathrooms
- Rain shower heads
- Recessed niches with LED down lights

## Electrical and Lighting

- Dimmable lighting to principle living areas
- Brushed chrome switches and sockets
- Brushed chrome door handles
- Energy efficient lighting throughout
- Wiring for TV, Sky and data connections to living/dining area and master bedroom

## Interior Finishes

- Oak engineered timber flooring
- Designer wall and floor tiling to bathrooms, study, kitchen, and hallway
- Fitted wool-mix carpet to bedrooms and lounge
- Bespoke fitted full height wardrobes to all bedrooms finished with internal rail and shelving
- Walls and ceilings painted in Farrow & Ball colour Oak or painted white interior doors
- White 4 panel interior door
- Feature wine cupboard under stairs
- Bespoke handmade staircase by Multitern
- Fibrous plaster coving to lounge and hallway
- Feature roof glazing to landing
- Media wall unit to lounge with integrated Victoria Stone gas fire

## Heating

- Energy efficient air source
- Underfloor heating to all rooms
- Nuheat digitally controlled in each room

## External Finishes

- Large rear, natural stone patio
- Main driveway and side path with resin sound stone
- Landscaped planting and grass lawns

## Security & Peace of Mind

- 10 year Build-Zone warranty
- Ace security alarm
- Electric garage door
- CCTV installed



# About Design & Build

DB Design & Build is a renowned construction company in the Sevenoaks area, under the control of David Bowles, who has over 35 years' experience in the construction industry. With his team of highly experienced management staff and contractors, they will ensure that your home will be built to the highest standard. All our homes come with a Build Zone 10 year warranty.



## Disclaimer

These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.









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David Bowles  
T: 07787 570496

E: [david.bowles@dbdesignandbuild.co.uk](mailto:david.bowles@dbdesignandbuild.co.uk)