



1 The Green, Ide Hill, Sevenoaks, Kent TN14 6JW  
Guide Price: £850,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



\*Individual Detached Family Home \*Highly Desirable Elevated Village Situation

\*Glorious Views over The Village Green & Countryside

\*Dual Aspect Sitting Room \*Kitchen/Dining Room

\*Main Bedroom with En-Suite Bathroom \*Two Further Double Bedrooms

\*Family Shower Room \*Paved Driveway & Garage

\*Requiring Refurbishment \*No Onward Chain

## Description

An exceptional opportunity to acquire this individual detached house situated in an elevated position overlooking the green in the desirable village of Ide Hill. This delightful prospect has been a long term family home, now requiring refurbishment throughout, enjoying stunning views with delightful walks from the doorstep, being sold with the benefit of no onward chain.

## Accommodation

- You enter the property to the side and over a paved and part walled driveway with lovely aspect of the church. Glazed entrance door leads into the entrance hallway with cloakroom comprising close coupled toilet and wall mounted sink.
- A door from the hallway leads to the dining room having an aspect to front and views over the church and wall light points. A brick archway connects to the kitchen fitted with wall cabinets and base units, eye level electric double oven, round sink, electric hob and spaces for further appliances.
- Spanning the front of the property the dual aspect sitting room enjoys beautiful views over the village green and countryside beyond. Brick feature fireplace, wall light points, deep storage cupboard and wooden open tread staircase rising and turning to the first floor.
- First floor L shaped landing with fitted cupboards and bookcase.
- Dual aspect main bedroom suite, two fitted double wardrobes, eaves storage space and access to loft space via hatch. Ensuite shower room fitted with a white suite comprising panelled bath, pedestal sink, close coupled toilet.
- Two further double bedrooms, one dual aspect, both enjoying attractive rural views.
- Family shower room with shower enclosure and extractor, pedestal sink and close coupled toilet. Airing Cupboard housing hot water tank with slatted shelving.
- Garage with up and over door to front and mezzanine storage, housing fuse boards, space for washing machine personal door leading to a side alleyway providing access to the front with external tap.
- Externally, the property enjoys a lawn to the front with shrub/flower borders, fronting the village green.



Services & Points of Note: Mains water, drainage and electric.

- Council Tax Band: F – Sevenoaks District Council.

- EPC: F

Agents Note: Conservation area and AONB. There is a licence agreement with the National Trust to lease the garden area to the rear, currently £166pa. We understand this licence can be transferred over to the new owners.

#### Situation

Ide Hill is known for its stunning countryside views and countryside walks, set within a designated conservation area within the Kent Downs national landscape. The village enjoys a strong sense of community, with Ide Hill primary school, and pre-school, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within easy reach of the amenities of Sevenoaks and other larger towns. The nearby historic villages of Brasted and Westerham offer good day to day amenities while Sevenoaks and Oxted offer a wider range of shopping, recreational and leisure facilities.

There are a good number of well-regarded schools in the local area including Brasted and Sundridge Primary Schools. There are grammar Schools for girls and boys in Tonbridge and Tunbridge Wells including Judd and Skinners for Boys as well as Weald of Kent girls grammar annex in Sevenoaks. Private schools include Tonbridge, Sevenoaks, Walthamstow Hall, Solefield School and The New Beacon with further secondary schools in Oxted.

Sevenoaks Mainline Station (about 5.2 miles) serves London Bridge/Cannon Street and Charing Cross. Oxted main line station (about 8.5 miles) has services to London Victoria and London Charing Cross. The A21 accessed at Chipstead provides access to the M25 and motorway network, Ebbsfleet International Terminal, Gatwick, Heathrow and Stansted Airports, Channel Tunnel Terminus and Ports and Bluewater Shopping Centre.

Golf courses can be found at Westerham and Limpsfield Chart as well as Knole and Wildernesse in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. There are leisure centres and swimming pool complexes in both Sevenoaks and Oxted.



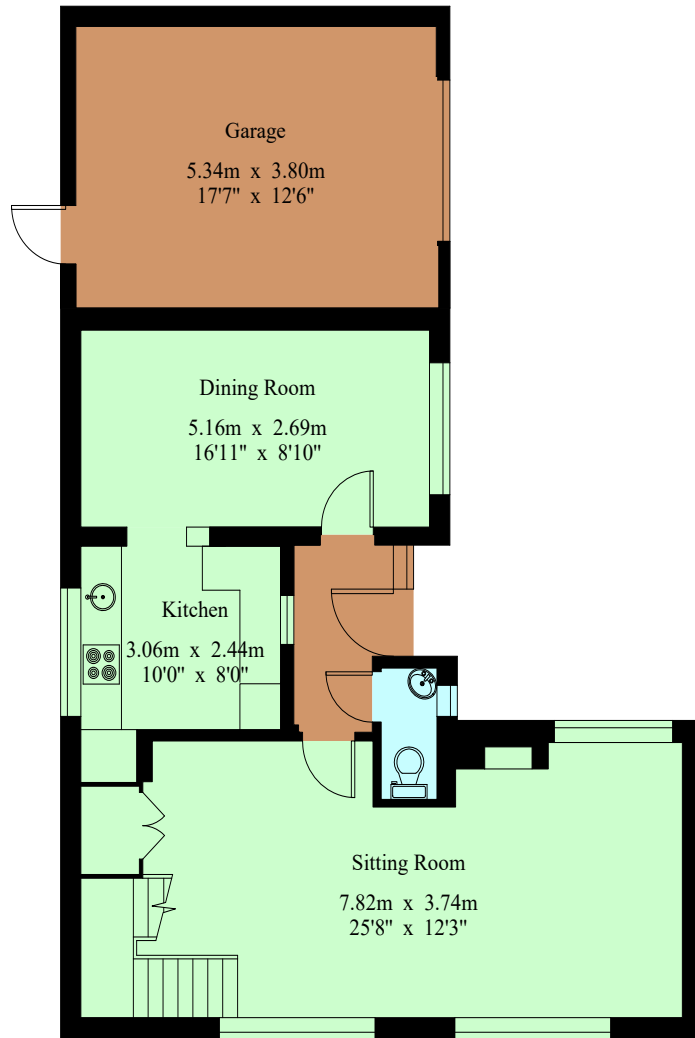
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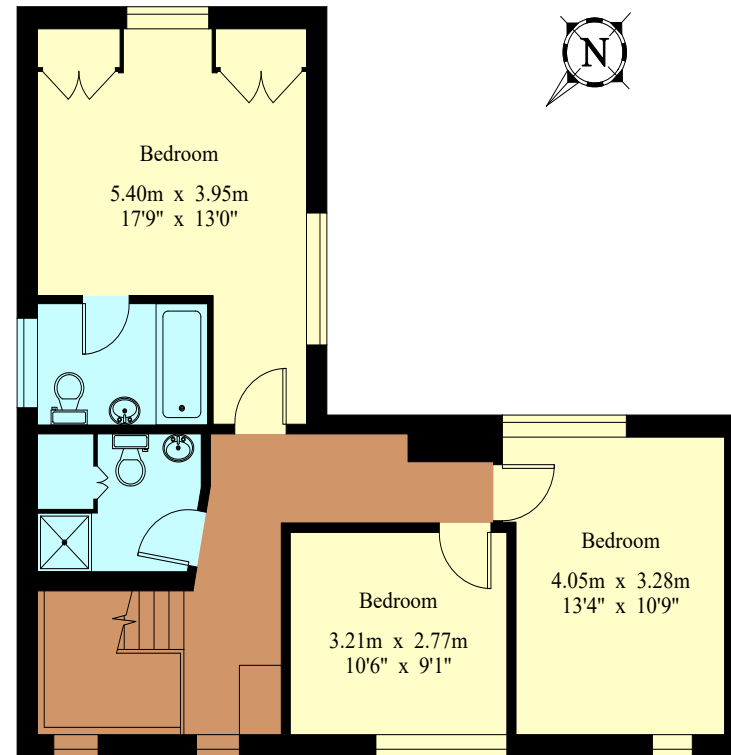
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# 1 The Green

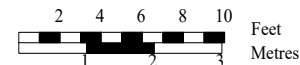
**Gross Internal Area : 146.7 sq.m (1579 sq.ft.)**  
*(Including Garage)*



Ground Floor



First Floor



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