



The Rushes, Toys Hill, Westerham, Kent. TN16 1QE
Guide Price: £1,500,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Substantial Detached Residence in Sought After Rural Situation
- *Panoramic Southerly Views
- *Four Bedrooms
- *Sitting Room, Dining Room & Conservatory
- *Country Kitchen/Breakfast Room & Utility Room
- *Additional Reception Room/Annexe
- *Study/Bedroom Four
- *Ground Floor Bathroom & Shower Room
- *Main Bedroom & Bathroom Suite
- *Two Further Double Bedrooms
- *Formal Gardens, Paddock & Natural Spring Fed Pond
- *Generous Driveway, Garage & Outbuildings

Description

An opportunity to acquire this substantial detached long term family home which occupies a spectacular location, with panoramic views. Dating back to the 1920's with later additions the property enjoys highly versatile accommodation including an annexe coupled with established formal gardens, paddock and a picturesque natural, spring fed duck pond.

Accommodation

- The property is approached over a large driveway with pathway to the enclosed entrance porch opening to the welcoming hallway with tiled flooring, wide opening to the sitting room and double doors opening to the kitchen. Further door providing access to the ground floor bathroom.
- Sitting room with focal LPG gas fire, oak mantle and brick hearth, fitted bookshelves and cupboards to alcoves. Staircase rising and turning to the first floor. Further double doors open to the dining room having open fireplace with stone surround, patio doors connect seamlessly to the conservatory with tiled flooring and French doors opening to the terrace.
- Country kitchen fitted with a range of bespoke hand painted, framed solid wood wall mounted cabinets and base units, incorporating a walk-in pantry, wine storage, fitted bookshelves and corner units with oak worktops. Electric three oven AGA with extractor over, integrated Neff dishwasher, fridge/freezer and microwave/combi oven. Butler sink with period tap and ceramic tiled flooring. Breakfast/dining area with door to terrace and delightful rural views.
- To the right of the kitchen, you enter the additional reception room with picture windows overlooking the garden, fourth bedroom with fitted wardrobes, currently utilised as a study and shower room. This part of the house lends itself to being utilised as an annexe if required.
- On the first floor this spacious and versatile home offers a dual aspect main bedroom and bathroom suite. Bedroom having fitted wardrobes and glorious views. Two further double bedrooms with fitted wardrobes and eaves storage, landing area and a cloakroom, completes the first floor accommodation.
- Externally, sweeping driveway and detached single garage with stable/storage room behind. Gardens and grounds extending to approximately two acres, comprising a mature and diversely planted formal garden, mainly laid to lawn with established borders with camellias, rhododendrons, azaleas, hydrangeas, magnolia, striking Japanese maple and magnificent palm tree. Raised paved terrace ideal for al fresco dining/entertaining. Fully fenced paddock with outdoor block shelter. Storage sheds, greenhouse and spectacular spring fed duck pond.



- Services & Points of Note: Mains water and electricity. Oil central heating. Private drainage system.
- Council Tax Band: G – Sevenoaks District Council
- EPC: E

Situation
Toys Hill is a small hamlet with a Village Hall and Chancel and is surrounded by stunning National Trust land which provides extensive walking routes and bridleways. The nearest village is 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.

Well-regarded schools in the local area include Brasted and Sundridge Primary Schools, Grammar Schools for girls and boys in Tonbridge, Tunbridge Wells with annexes 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 at Chipstead provides access to the M25 and motorway network, Gatwick, Heathrow and Stansted Airports, Channel Tunnel 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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