**Scords Lane**  
Toys Hill, Kent, TN16 1QE

**GUIDE PRICE:** £1,299,950 FREEHOLD

- Sought after location
- Panoramic southerly views
- Versatile accommodation with independently accessible integral annexe
  - Master bedroom with adjacent full bathroom
  - Two further first floor bedrooms and bathroom
  - Kitchen/breakfast room with garden access
  - Sitting room, snug, study/bedroom & dining room • Amdega conservatory
  - Ground floor bathroom • Shower room • Utility room
  - Spectacular plot approaching two acres with paddock & natural pond
  - Garage & outbuildings • Generous driveway parking

**DESCRIPTION**

A most versatile detached home with well-appointed accommodation occupying a truly spectacular and utterly tranquil location, with panoramic southerly views over The Weald. Situated barely ten minutes drive from central Sevenoaks, this charming property dating to 1923 with later additions, nestles well in its plot which comprises a self-contained paddock and beautiful formal garden, established over many years to include a multitude of specimen plants and trees and a picturesque natural, spring fed duck pond.

**POINTS OF NOTE**

- Bespoke hand painted, framed solid wood kitchen by Raymond Daines, Dormansland incorporating a comprehensive array of cupboards, drawers, a walk-in pantry, wine storage, fitted bookshelves and Le Mans corner units with oak work surfaces over. Electric three oven AGA with AIMS control, set within an attractive overmantle with integrated extractor. Integrated NEFF dishwasher, fridge/freezer and microwave/combi oven. Inset butler sink with period lever style mixer tap and ceramic tiled floor. Well-conceived dining end with access to a paved terrace with views over the garden and beyond

- Ground floor bathroom, fully tiled, with corner bath with shower over, vanity counter with partially inset basin. Period style towel rail and concealed cistern WC

- Sitting room with LPG gas fire, inset oak beam mantle and brick hearth, made-to-measure alcove units with lighting, open bookshelves and cupboards below

- Dual aspect dining room with a striking open fireplace with stone surround, wooden mantle over, exposed beams, bespoke low-level fitted cupboards/shelving and sliding doors to the:
  - Amdega conservatory with tiled floor and French doors to the garden terrace
  - (Annexe) sitting room with picture windows over and French doors to the garden. Wooden mantle piece with marble slips, point for an electric fire
  - (Annexe) bedroom with two banks of fitted wardrobes - currently used as a study
  - (Annexe) bathroom with pedestal basin, WC and cubicle with power shower

- Dual aspect master bedroom with fitted wardrobes and far reaching views. Adjacent bathroom with bath, WC, pedestal basin and heated towel rail. Loft access
• Bedrooms 2 & 3 - both double sized - with fitted wardrobes, dressing table and eaves storage
• Bathroom with WC and pedestal basin with eaves storage and tongue and groove panelling. Heated towel rail
• Detached single garage with separate stable/storage room behind. Plentiful driveway parking
• Gardens and grounds extending to approximately two acres, comprising a mature and diversely planted formal garden, mainly laid to lawn with established beds and borders with camellias, rhododendrons, azaleas, hydrangeas, magnolia, striking Japanese maple and magnificent palm tree amongst other specimens. Raised paved terrace ideal for al fresco dining/entertaining. Fully fenced paddock with outdoor block built shelter. Storage sheds, greenhouse and spectacular spring fed duck pond

LOCATION
Toys Hill is a small hamlet with a Village Hall and Chancel. There is one public house and is surrounded by stunning National Trust land which provides extensive walking routes and bridleways. The nearest village is Ide Hill, (two miles approximately), which provides a village store, primary school and public house. Sevenoaks town centre is approximately seven miles distant and provides a comprehensive range of shopping facilities together with a cinema/theatre complex, cafes, restaurants, leisure centre and library. There are many private and National Trust properties to visit in the area including Chartwell, Hever Castle and Penshurst Place.

DIRECTIONS
From our offices in Westerham High Street, proceed east along the A25 (towards Sevenoaks) for approximately 3 miles until you reach Brasted Village. In the village on the right-hand side you will see Chartwell Kitchens, turn right immediately after into Chart Lane. Continue up Chart Lane for approximately 2½ miles. Shortly after passing the Fox and Hounds public house, you will see Scords Lane on the left-hand side. Turn right at Toys Hill Farm House by the magnolia tree, follow the long track and take right hand fork onto the driveway of the property.

SERVICES
Mains: water and electricity. Private LPG gas tank and oil tank.

OUTGOINGS
Sevenoaks District Council - Tel No.01732 227000
Council Tax Band G - Rates for 2017/2018  £2,767.00
EPC: E

VIEWING
Strictly by appointment via James Millard Independent Estate Agents 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
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