

Sundridge Road, Ide Hill, Sevenoaks, Kent





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A charming, four bedroom family home situated in the picturesque village of Ide Hill, near Sevenoaks.



Tenure: Available freehold

Local authority: Sevenoaks District Council

Council tax band: G







The Property

Approaching the property from the driveway area, you'll find a welcoming front door that leads into an impressive vaulted entrance hall. This space is adorned with exposed beams and timbers, and it is bathed in natural light thanks to high-level Velux skylights. The brick floor, gently undulating, adds to the charm of the original features. Additionally, a counter-weighted trap door reveals stone steps leading to a recently converted cellar. Currently used as a gym, this space is well-insulated and equipped with underfloor heating, built-in storage, power, and ample daylight.

Moving from the entrance hall, you'll find a spacious and sociable dining kitchen with a unique reclaimed flagstone floor. The kitchen boasts handmade Shaker-style cabinetry, offering plenty of storage space, including open shelving, a pantry, and a tall larder. The mix of Corian and wooden countertops, along with tiled splashbacks, provides ample prep space. The kitchen is equipped with modern appliances, including an AEG double electric oven and hob. Heating and hot water are provided by a modern oil-fired Rayburn with dual burner functionality.



The kitchen seamlessly flows into a bespoke, double-glazed solid wood conservatory that complements the historic character of the house. This elegant space offers views of the garden and can be enjoyed year-round, thanks to central heating and an electric heat-extractor fan.

Adjacent to the kitchen, you'll find a formal dining room with exposed floorboards, brick/stonework, and an open fireplace, making it suitable for use as a home office or snug.

At the other end of the hallway is a cosy sitting room with an inglenook fireplace and log burner, perfect for relaxing on chilly days and evenings.

The utility/boot room is a practical space with storage cupboards, countertops, and a stainless steel butler sink. It also has provisions for a washing machine and tumble dryer, as well as a full-height cupboard for storage.

A cloakroom with a WC and a corner vanity with an inset basin completes the ground floor accommodation.

Upstairs

On the first floor, you'll find three well-proportioned and characterful bedrooms, including a principal suite with a decorative fireplace, built-in wardrobes, and a well-appointed en suite shower room. The first floor also includes a period-style family bathroom with a WC, pedestal basin, roll-top bath with a shower, towel warmer and storage.

A staircase from the first floor leads to the second floor, which houses an additional bedroom, spacious bathroom and loft access.

Outside

The well-established and beautifully landscaped garden features cottage-style planting, mature trees, and an Indian sandstone paved terrace with an oak pergola covered in roses and clematis. The garden also includes a shed/workshop, log store, greenhouse, and vegetable beds. A gate opens to the adjacent village recreation ground, home to a children's playground and the village football club and scout group. A gated gravel driveway at the rear of the house offers parking space for several cars.



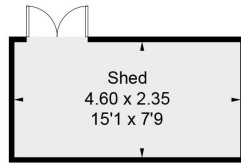
The Location

Nestling in the wooded hills midway between the towns of Sevenoaks, Westerham, Tonbridge and Edenbridge, Ide Hill is a small, picturesque Kent village. It is centred around the village green and church and offers a community shop, a public house, primary school and Ofsted rated 'Outstanding' pre-school located at the village hall.

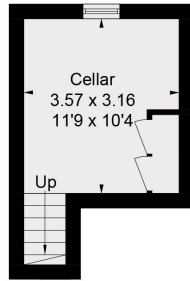
The area is surrounded by open, unspoilt countryside, providing beautiful walks and facilities for sports and other leisure activities. Sevenoaks town centre is approximately 3.5 miles away and provides a comprehensive range of shopping facilities together with a cinema/theatre complex, cafes, restaurants, leisure centre and library and a wide range of excellent schools including excellent grammar, private preparatory and secondary schools close by, including Sevenoaks School, Tonbridge School, The Judd School, The New Beacon, Sevenoaks Prep, St. Michaels Prep School in Otford, Walthamstow Hall, Weald of Kent Girls Grammar School and Tunbridge Wells Boys Grammar School.



Approximate Gross Internal Floor Area - 223.0 sq m (2400 sq ft)



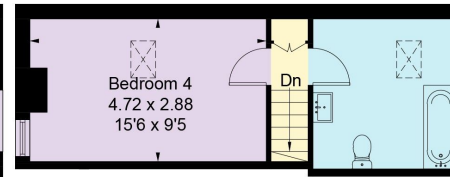
Outbuilding
(Not Shown In Actual Location / Orientation)



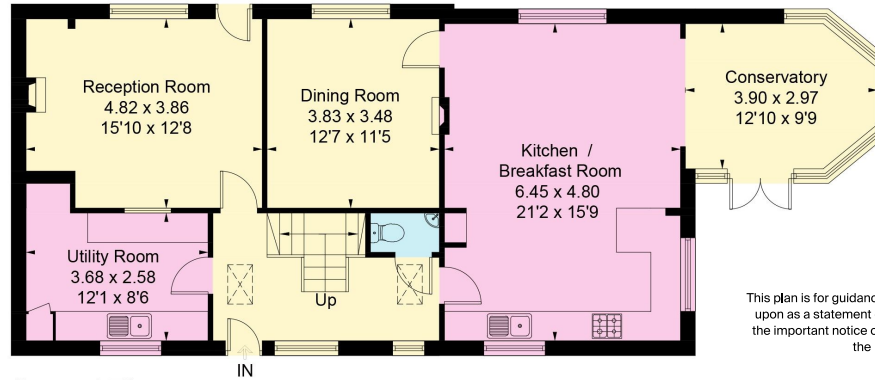
Basement



First Floor



Second Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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