

# Goathurst Common

Ide Hill, Sevenoaks



# A fantastic four bedroom family home, situated in Goathurst Common, Ide Hill, near Sevenoaks.



## Summary of accommodation

### The House

**Ground floor:** Entrance hall | Sitting room | WC | Boot room | Kitchen | Breakfast room  
Family room | Dining room

**First floor:** Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

### Outside

Gym/studio | Garage | Workshop | Driveway | Lawns





## Situation

Times and distances are approximate.



Sevenoaks (3.3miles), Westerham (6.1 miles), Tunbridge Wells (18 miles) and Bluewater (18 miles). Distances are approximate.



Sevenoaks (3.3miles) to London Bridge/ Charing Cross/Cannon Street.



Primary Schools: Ide Hill, Sundridge and Brasted. Secondary Schools: Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar Schools. Weald of Kent Knole Academy in Sevenoaks, Tunbridge Wells Grammar for boys and Tunbridge Wells Grammar for girls. Private Schools: Sevenoaks, Walthamstow Hall for Girls and Tonbridge Secondary Schools. Sevenoaks, Solefields, The Granville and New Beacon Prep Schools in Sevenoaks. St Michaels and Russell House Prep Schools in Otford. Radnor House in Sundridge.



Ide Hill Football Club. Sailing and water sports on Bough Beech or Chipstead Lake, Tennis at Chipstead Village Club together with football and cricket clubs. Hever Golf Club. Holtye Golf Club, Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf/Fitness Centre in Hildenborough. Sevenoaks and Edenbridge Leisure Centres.





## The House

This delightful cottage offers a flexible and thoughtfully designed layout throughout, surrounded by established gardens and scenic views, all within close proximity to Sevenoaks. On the ground floor, the cottage features a variety of inviting living spaces. The spacious sitting room, filled with natural light, boasts a charming feature fireplace and French doors leading out to the garden. The dining room, with its cosy log burner, offers a warm setting for formal evenings, while the centrally located family room provides additional space for relaxing or entertaining. The galley-style kitchen/breakfast room is well-equipped with modern appliances and quality fittings. A practical boot room/utility area at the rear adds extra storage, and a convenient downstairs cloakroom/WC completes this floor.

Upstairs, a bright and airy central landing leads to four well-proportioned double bedrooms. The principal bedroom enjoys double-aspect views to the north and south, along with an en-suite shower room. The three additional double bedrooms share a well-appointed family bathroom.

Set in approximately 1.5 acres of mature gardens, patio and laid to lawn areas, the property offers stunning views and outdoor spaces. A private driveway, accessed through gates, leads up to a double garage and workshop, providing ample parking and storage. Additionally, the recent addition of a versatile home office/studio offers the flexibility to suit various needs and there is planning permission for a single storey glazed conservatory extension.





## Property Information

**Tenure:** Freehold.

**Local Authority:** Sevenoaks District Council

**Council Tax:** Band F


**EPC:** E

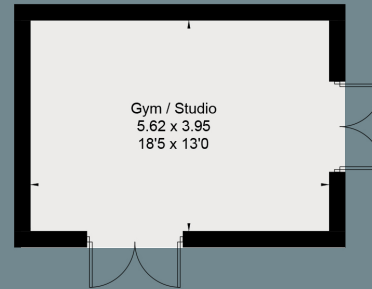
**Viewing:** Strictly by appointment through Knight Frank.

**Approximate Gross Internal Floor Area**

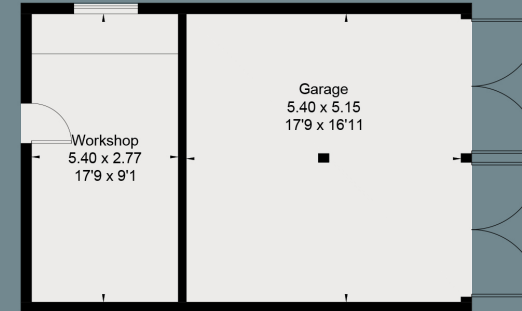
Main House: 166.2 sq.m / 1,788 sq.ft  
 Gym/Studio: 22.9 sq.m / 246 sq.ft  
 Garage & Workshop: 43.4 sq.m / 467 sq.ft  
 Total: 232.5 sq.m / 2,501 sq.ft

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.

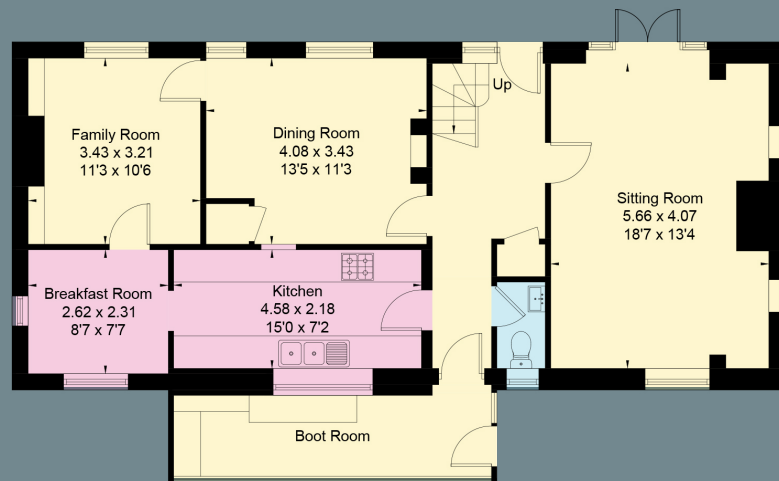
 = Reduced head height below 1.5m



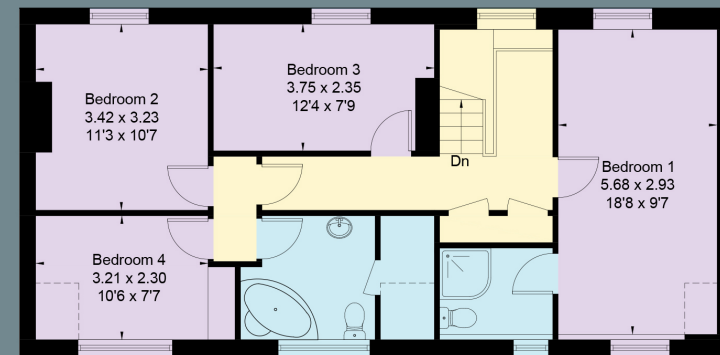
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

**Knight Frank**  
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 TN13 1UP  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated May 2024.

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