

The Red House

Ide Hill, Sevenoaks



A double fronted period family home located in the centre of this desirable village benefitting from far reaching countryside views, private garden and access onto fields at rear of property



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Summary of accommodation

Main House

Cellar

Ground Floor: Entrance hall | Family room/office | Sitting room with dining area | Kitchen | Utility room | WC

First Floor: Principal bedroom with an en suite and dressing room | Two further bedrooms | Family bathroom

Second Floor: One further bedroom

Garden and Grounds

Workshop



Situation

(Distances and times are approximate)

Located just outside of the village of Ide Hill (with its village green, primary school and popular community farm shop) and within easy reach of Sevenoaks and its train station and schools, Sycamores benefits from a fantastic countryside feel but has an enviable practicality with its access to amenities, transport links and schools.



Schools in immediate area include The New Beacon, Sevenoaks School (senior and Prep) Walthamstow Hall School for Girls and Solefields as well as excellent Grammar schools including Judd, Skinners, Weald of Kent Girls and Tunbridge Wells Grammar School (with annex in Sevenoaks).



The area includes many sporting and leisure facilities including a golf course and health club at Nizels together with well respected golf courses at Wildernesse and Knole Park.



The house is conveniently set for access to the M25 motorway and its links (via the M26) to the Channel Ports and to the airports at Gatwick and Heathrow as well as London and the wider UK motorway network.



The Property

The Red House is a charming double-fronted cottage nestled in the heart of Ide Hill Village, just outside Sevenoaks. This prime location offers easy access to Sevenoaks town, its station, and local schools. Enjoy breathtaking views from the rear of the property, extending across to Emmetts House, all set within the scenic Ide Hill Conservation Area in an Area of Outstanding Natural Beauty.

Step inside to an inviting, spacious tiled entrance hall with double doors leading into a bright, dual-aspect family room/office featuring an attractive bay window. From here, a hallway leads to an open-plan sitting and dining area with a large inglenook fireplace, offering a welcoming space that flows effortlessly into the kitchen/breakfast room, which is fitted with solid oak painted Shaker-style units and granite worktops, along with an Aga. Both benefit from underfloor heating, and two sets of French doors open onto a large terrace overlooking the garden. A utility room also provides access to the cellar, which serves as a wine store.

Upstairs, the principal bedroom suite includes a generous dressing room and a beautifully appointed ensuite shower room. Two additional bedrooms and a family bathroom with a roll-top bath complete the first floor. A fourth bedroom can be found on the second floor along with ample eaves storage.



Outside

A gravel driveway provides off-street parking to the side of the house. The well-maintained, attractive rear garden features a large workshop and shed, and offers direct access to the recreation ground, with far-reaching views to enjoy.

Property Information

Tenure: Freehold

Conservation Area: Yes

Local Authority: Sevenoaks district council

Council Tax: Band G

EPC: D

Postcode: TN14 6JN

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

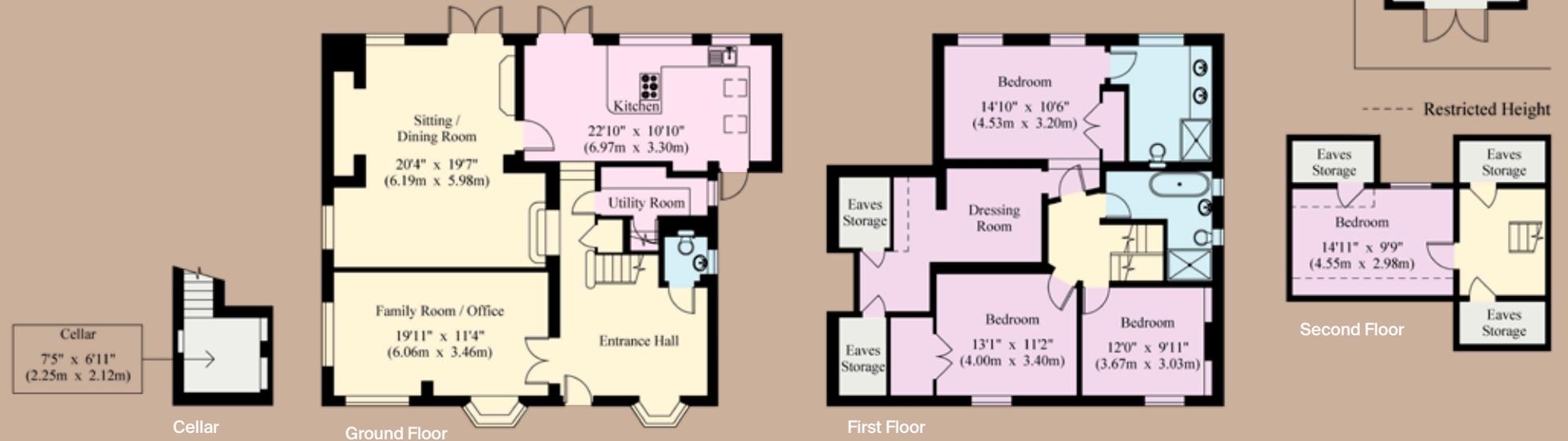
Approximate Gross Internal Floor Area

House = 237.8 sq.m / 2,559 sq.ft

(Including Cellar/Eaves Storage)

Workshop = 45 sq.m / 4,84 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.



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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 February 2025. Photographs and videos dated January 2025.

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