



Ibbett Mosely

Sundridge Road, Ide Hill, TN14 6JR



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This delightful end of terrace family home comes highly recommended and is in the Village Conservation Area, the Green Belt and an Area of Outstanding Natural Beauty. There are three main bedrooms and a studio/occasional fourth bedroom. A comfortable living room with log burner, a double glazed conservatory and an open plan kitchen/dining room linked via an opening to the living room. There are well maintained gardens to the front and rear of the property, with an additional garden, separated by the drive, which could be considered for building a home office. There is a single garage with additional parking for two cars.

GUIDE PRICE

£725,000 FREEHOLD

LOCATION

Ide Hill is located within easy reach of the towns of Sevenoaks, Westerham, Tonbridge and Edenbridge all with a wide choice of shops and amenities. Within the village there is a well regarded Church of England Primary School, (judged "Good" by Ofsted), a Pre-School, a Community Shop, a Village Hall, a friendly Village Pub and a Recreation Ground. The Recreation Ground can be accessed from the rear garden of the property. Ide Hill is surrounded by open unspoilt countryside with an abundance of walks and bridle ways. The National Trust, Emmetts Gardens is located just outside the village as are many other National Trust and other historic country estates which are open to the public. There are other state and private schools in the area and a variety of sporting and recreational facilities.

- Three Bedrooms
- Studio/Occasional Fourth Bedroom
- Bathroom
- Living Room
- Conservatory
- Fitted Kitchen/Dining Room
- Oil Central Heating
- Double Glazed Windows
- Single Garage and Two Parking Spaces
- Large Gardens with space for Home Office (Subject to any Planning Requirements)

Sevenoaks Station is approximately four miles from Ide Hill with good services to London Bridge, Charing Cross and Cannon Street. The M25 access from junction 5 is three miles from the village.

GROUND FLOOR

ENTRANCE HALL

With radiator, slate tiled flooring, cupboard under the stairs and cupboard with oil boiler for central heating and hot water.

CLOAKROOM

With W.C., hand basin, and double glazed window.

FITTED KITCHEN/DINING ROOM

Fitted with a range of base and wall units, range style cooker with extractor over. stainless steel sink unit. Dresser style units with part glazed cabinets. Radiator, plumbing for washing machine and dishwasher. part tiled walls and double glazed window. Slate tiled floor. Opening to the living room.





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LIVING ROOM

With radiator, double glazed sliding door to the conservatory and double glazed door to the garden. Fireplace with log burning stove and fitted cupboards and display shelves either side.

CONSERVATORY

With radiator and double glazed windows and roof and double doors to the garden.

FIRST FLOOR

LANDING

With stairs to the second floor.

BEDROOM ONE

With radiator, double glazed window and built in wardrobe.

BEDROOM TWO

With radiator, double glazed window and built in wardrobe.

BEDROOM THREE

With radiator and double glazed window.

BATHROOM

With enclosed bath with mixer tap, shower attachment and folding shower screen, W.C., and hand basin. Ladder style heated towel rail, double glazed window, shaver socket and part tiled walls.

SECOND FLOOR

STUDIO/OCCASIONAL FOURTH BEDROOM

A spacious and bright room with double glazed Velux windows to the front and back allowing views over surrounding countryside. Built in wardrobes and ample eaves storage space.



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OUTSIDE

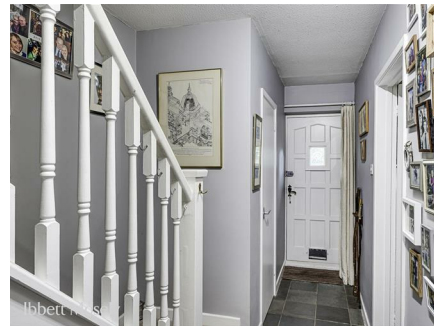
GARAGE

A private shared drive to the left of 1 Farrells Field leads to a single garage with up and over door, light, power, double glazed door to the back. There are two adjoining parking spaces.

THE GARDEN

To the front is mainly lawn with some trees. There is a gated side access to the back garden where there is a further lawn, flowering trees and shrubs, a log store, small patio and a gate to the parking area.

Across the private shared drive is a further area of garden with lawn, small pond, fruit trees a BBQ and mainly hedged boundaries. The garden could be considered for a home office subject to necessary consents.



SERVICES AND COUNCIL TAX

Mains water, electricity and drainage. There is no gas at the property.

Sevenoaks District Council - Band "E".

ROUTE TO VIEW

From Westerham proceed on the A25 towards Sevenoaks, Continue through Brasted and into Sundridge. At the main traffic lights (cross roads) turn right into Church Road, continue up Church Road and into Sundridge Road, pass Emmetts Garden on the right and continue towards the village.

The house will be found on the left just before the village primary school which is on the right.

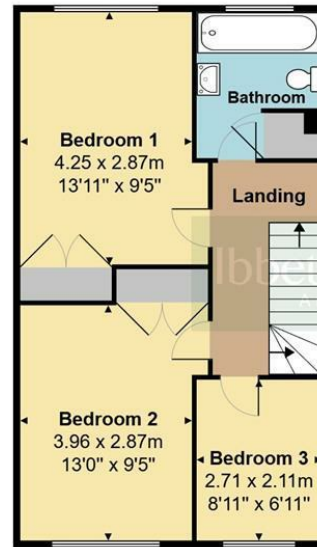


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Total Floor Area: 123.0 m² ... 1324 ft² (Not including Conservatory, Garage and Eaves Storage)



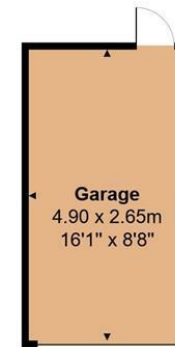
Ground Floor
Total Floor Area 54.0 m² ... 581 ft²



1st Floor
Total Floor Area 45.2 m² ... 487 ft²



2nd Floor
Total Floor Area 45.2 m² ... 487 ft²



Outbuilding
Total Floor Area 13.0 m² ... 140 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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EPC Rating- D

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