



Ibbett Mosely

Fernhill Cottage Ide Hill, Sevenoaks, TN14 6LG



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ENJOY STUNNING VIEWS FROM THIS IDYLIC DETACHED RURAL COTTAGE FULL OF CHARACTER AND CHARM ALL PRESENTED IN A STYLISH MODERN DESIGN ALLOWING FOR FLEXIBILITY AND TO MAKE THE MOST OF THE GARDENS AND COUNTRYSIDE.

GUIDE PRICE £1,200,000 FREEHOLD

- 3 Bedrooms (2 ground floor)
- Versatile Part Open-Plan Living
- Plenty of Parking
- EPC Rating F; Council Tax Band
- 2 Bathrooms (1 en-suite)
- 3 Reception Rooms
- Double Garage plus Garden Outbuilding
- Kitchen/Breakfast Room
- No Onward Chain
- Lovely Garden & Stunning Views (AONB)

A truly UNIQUE DETACHED HOME presented to a high standard and set in a glorious elevated rural spot with STUNNING PANORAMIC VIEWS. With versatile accommodation approaching 2000 ft sq plus a large DETACHED GARAGE and a substantial TIMBER GARDEN OUTBUILDING this 3 BEDROOM property is a delight both inside and out.

Description

Set in an elevated position some two miles from the picturesque village of Ide Hill, Sevenoaks, this exceptional detached house offers a unique blend of rural charm and modern living. Spanning an impressive 1,956 square feet, the property boasts superbly presented accommodation that is both spacious and inviting. The views are both panoramic and far reaching.

With three well-proportioned bedrooms (two ground floor, one upstairs) and two stylish bathrooms (one en-suite), this home is perfect for families seeking comfort and convenience. The versatile part open-plan living space provides ample room for relaxation

and entertaining, allowing you to enjoy the stunning views of the surrounding countryside with direct access to the gardens.

Set within an Area of Outstanding Natural Beauty, the property is just 4.8 miles from the vibrant town of Sevenoaks, offering a perfect balance of serene rural life and easy access to local amenities. The large garden is a delightful feature, ideal for family gatherings or alfresco dining, making it a wonderful space to enjoy the outdoors.

Additionally, the property includes a large detached garage and a useful large timber garden room, providing extra storage and versatile space for hobbies, working from home or relaxation. This home truly encapsulates the essence of country living while being conveniently placed for access to schools, mainline stations and road links.

The property has mains water and electricity, LPG central heating and a recently installed private

drainage system.

If you are looking for a unique, beautifully presented home in a stunning location, this should not be missed.

Location

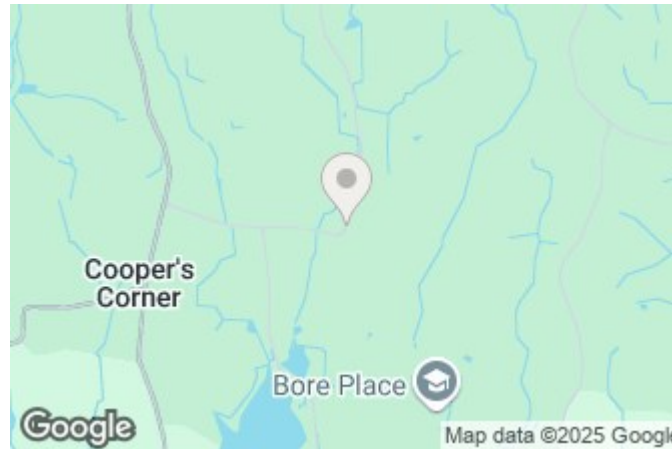
Fernhill Cottage is in an Area of Outstanding Natural Beauty close to a small gathering of rural homes about 2 miles from the centre of Ide Hill village with its thriving local community (including primary school, village shop and local pub).

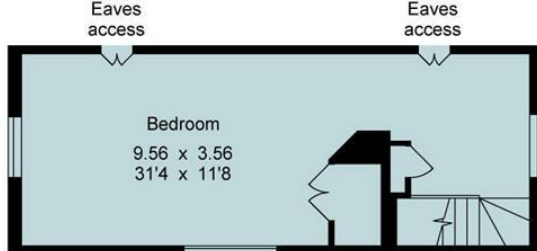
Sevenoaks Town centre is about 5 miles to the north with its popular mainline station. Hildenborough station is about 6.9 miles with both serving Charing Cross/Cannon Street/London Bridge.

The area is well served with both state and private schools at all levels

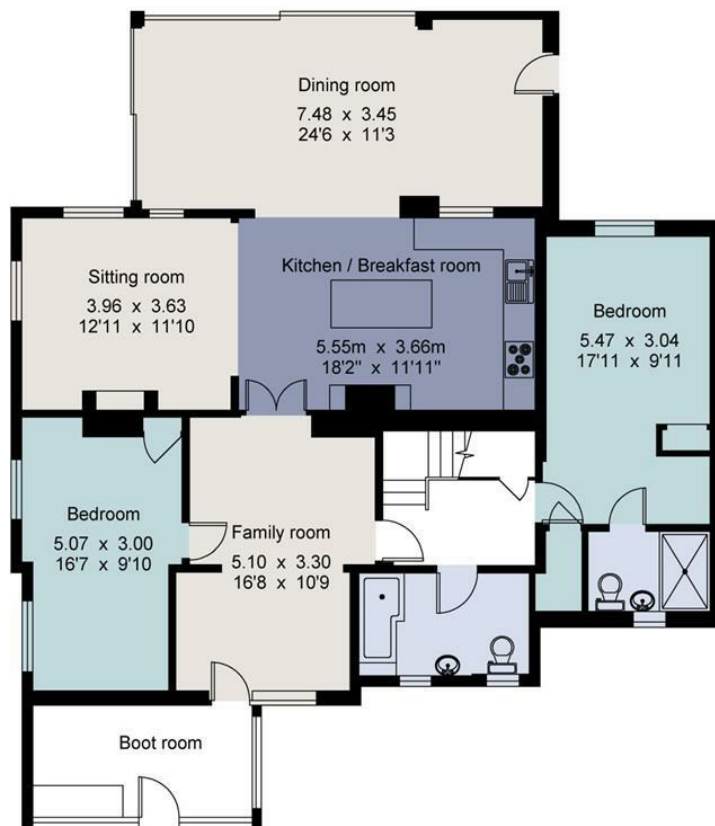
Directions

Proceed south along Sevenoaks High Street, turning right into Oak Lane opposite Sevenoaks School. Continue until turning right over Gracious Lane bridge and take the next right. After about 1.5 miles at the crossroads (look for Stubbs Wood car park) turn left signposted Yorks Hill. Continue downhill along the narrow lane for about 1.2 miles where you will find a small collection of rural homes. Take the track to the left (towards the farm) then bear right down the unmade track where the property will be found on the left.





First floor



Ground floor

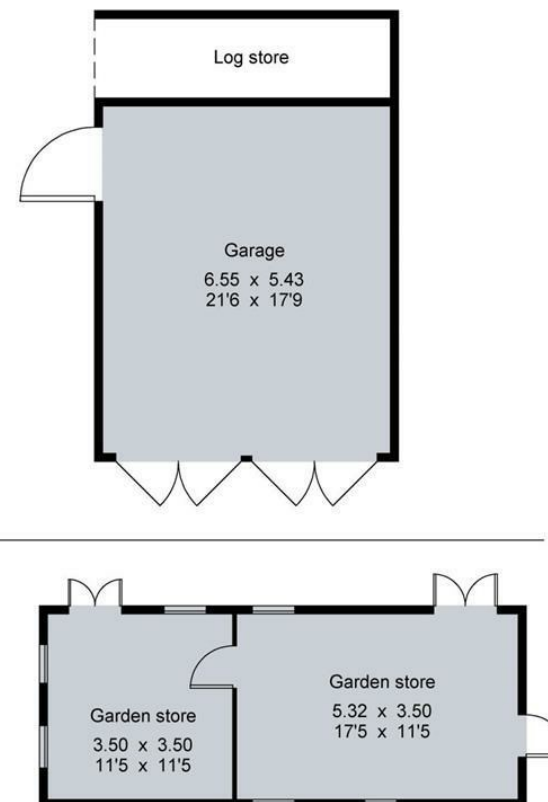
Fernhill Cottage, Ide Hill

Gross internal area (approx) 181.8 sq m/ 1956 sq ft

Garage 35.6 sq m/ 383 sq ft

Garden Store 31.1 sq m/ 334 sq ft

Total 248.0 sq m/ 2673 sq ft



For identification only - Not to scale

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Sevenoaks 01732 452246

EPC Rating- F

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