

The Barn

Ide Hill



 Knight
Frank

A beautifully presented and laid out barn conversion ideally located in the Kent countryside yet within minutes of Sevenoaks with its amenities and fast train services into London.



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Summary of accommodation

House

Ground Floor: Sitting Room | Family Room | Dining Room | Study | Kitchen/Breakfast Room

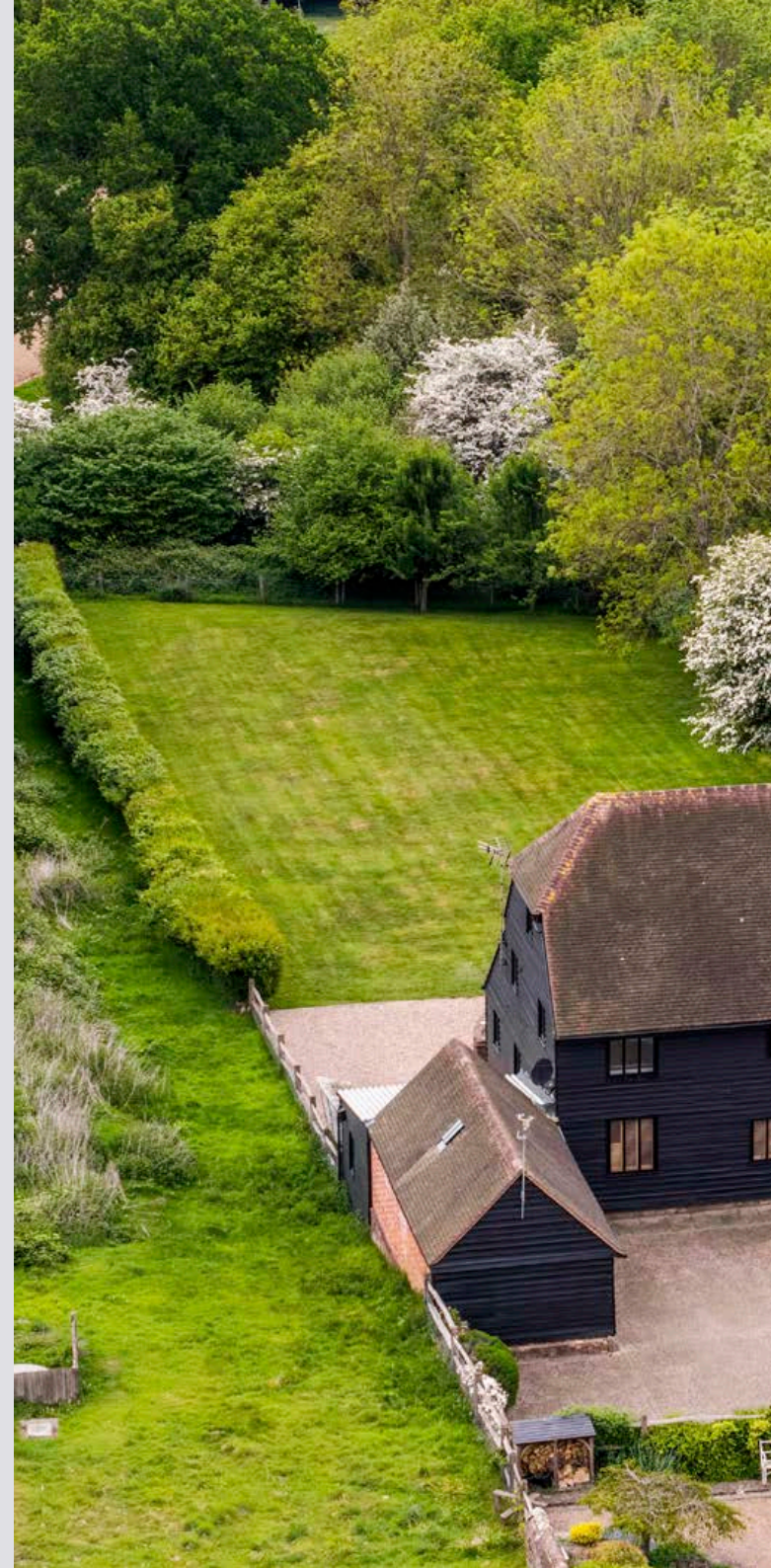
Utility Room | Boot Room | 2 x WC

First Floor: Principal Bedroom with ensuite | Guest Bedroom with Ensuite | Bedroom | Family Bathroom

Second Floor: Two Double Bedrooms

Outside

Garage | Workshop | Garden





Situation

(Distances and times are approximate)



Located just outside Sevenoaks and on the way to the village of Ide Hill (with its village green, primary school and popular community farm shop) The Barn 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

Located just on the west side of Sevenoaks and benefitting from far reaching countryside views this excellent family home is a wonderful example of a Kent barn conversion, with large volumes, excellent light and a wide use of space. With ample parking provided in the central courtyard the house enjoys a main entrance into a lofted room with views running from north to south filling the house with light. Equally useful as a dining room, exercise zone or simply a central hallway this room opens out onto the garden and then links to the additional living space throughout the property.

On the eastern wing, also with its own entrance (and perfect for children and dogs) sits an eat-in kitchen/dining room alongside a utility room, WC (with shower) and accompanying boot room. Linking the kitchen with the central hallway is a well sized ante-hall with a more formal guest WC and two excellent living rooms: a family snug with fireplace (with wood burner in situ) and a dining room (although also an excellent space for a children's playroom).

On the other side of the hallway sits a large formal sitting room, also with large fireplace and wood burner. A study sits on the north west corner and a small wine storage cellar is accessed through a trapdoor. The main staircase works its way up to the first floor where the principal suite comprises the whole of the western side of the house; incorporating a large bedroom with excellent storage together with an en suite shower room.

On the other side of the house sit two additional bedrooms (one with its own en suite) and a family bathroom. On the top floor are two large additional bedrooms, both benefitting from excellent countryside views. On the western side of the entrance courtyard sits a garage with loft storage and a workshop (with access out into the garden). A rear gate provides additional parking at the rear of the house whilst a bridle way continues northwards running alongside the garden boundary.





Outside

The garden is set to lawn and is linked to the house by a large, paved terrace, ideal for entertaining and easily accessed from the house and with far reaching countryside views.

Property Information

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council Tax: Band H

EPC: D

Postcode: TN14 6BS

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

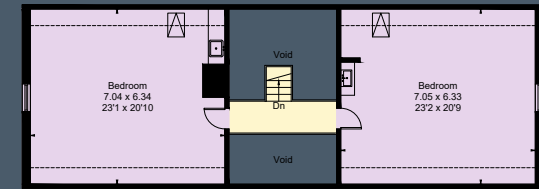


Approximate Gross Internal Floor Area
486.2 sq.m / 5233 sq.ft
(including Garage / Excluding Voids)

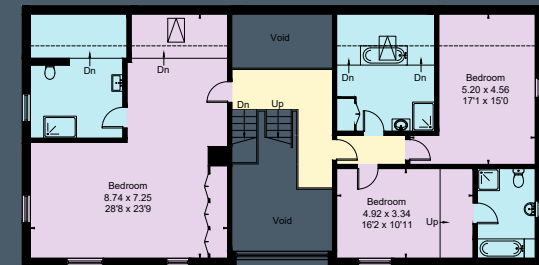
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor

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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 June 2025. Photographs and videos dated May 2025.

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