



ROSEMARY COTTAGE

IDE HILL, TN14



CHARMING PERIOD COTTAGE IN THE CENTRE OF IDE HILL

An exceptionally well presented property with delightful landscaped gardens, separate double garage, garden studio and Tennis Court, ideally nestled in the centre of this coveted village location.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

The principal reception rooms, together with the generous entrance/dining hall, offer superb spaces for both family living and entertaining. The dual aspect sitting room features a charming window seat, fitted bookcases and a wood-burning stove, while the dual aspect family/TV room enjoys direct access to the rear terrace. The dining room also includes a wood-burning stove and fitted bookcase.

The impressive dual aspect kitchen/breakfast room is filled with natural light from skylight windows and enjoys views over the gardens. It offers extensive cabinetry, a central island, walk-in larder and a comprehensive range of integrated appliances including an Aga. A utility room and well-appointed cloakroom complete the ground floor. Upstairs, there are six bedrooms, four of which enjoy built-in storage. A stylish shower room and a well-equipped family bathroom serve the first floor.











GARDEN & LOCATION

To the front, the property is approached via a gravelled driveway with a detached double garage and a well-stocked border framed by a low brick wall.

The rear garden is a particular highlight, providing a picturesque and tranquil setting. A generous paved terrace offers an ideal space for entertaining, leading to sweeping lawns bordered by beautifully shaped beds filled with a variety of herbaceous shrubs, perennials and specimen trees. The garden also features a pond with aquatic planting, a productive vegetable garden with greenhouse and raised beds, well maintained tennis court and a fully insulated Green Retreats studio with light, power and internet connection. In all, the plot extends to about 0.5 acres.

Located in the village of Ide Hill with its village green, primary school and popular community farm shop, it is within easy reach of Sevenoaks and its mainline railway station with fast and frequent services to London and well regarded schools. Rosemary Cottage benefits from a fantastic countryside feel but has an enviable practicality with its access to amenities and transport links, with the M25 only a short drive away.





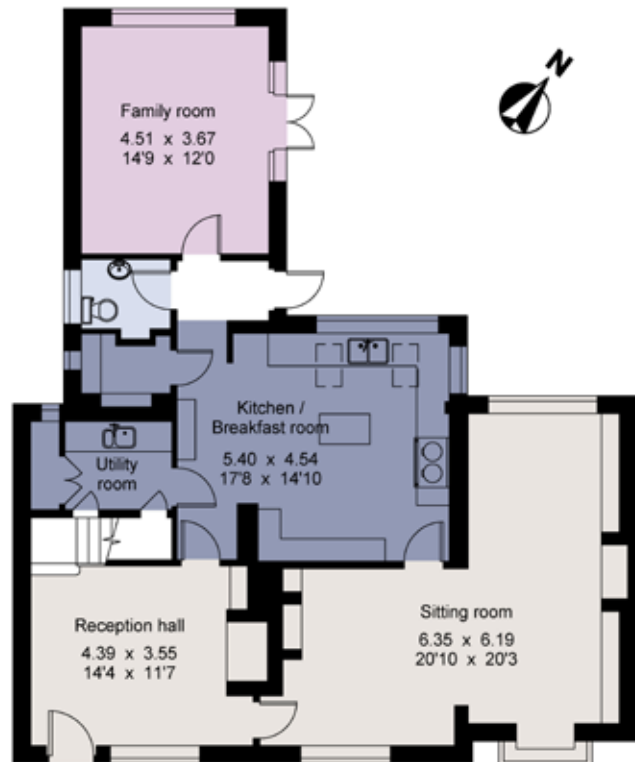
Rosemary Cottage, Ide Hill

Gross internal area (approx) 205.7 sq m/ 2214 sq ft

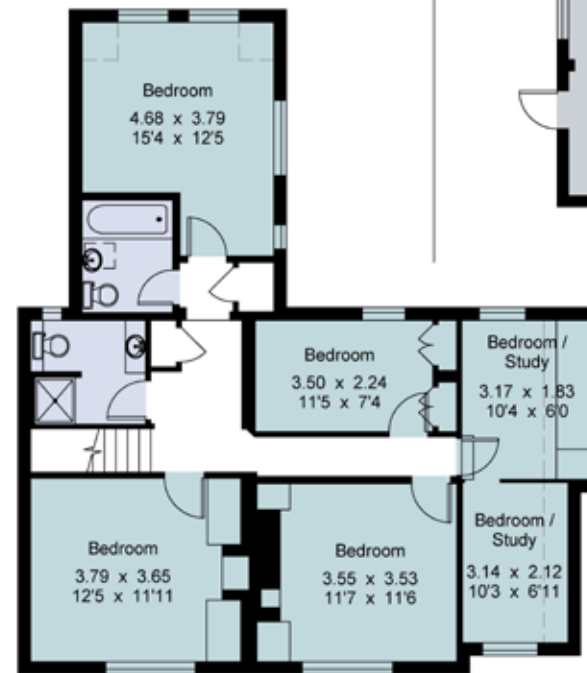
Outbuilding 23.6 sq m/ 254 sq ft

Garage 27.9 sq m/ 300 sq ft

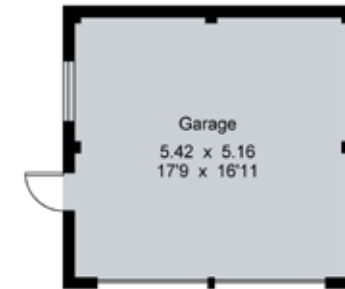
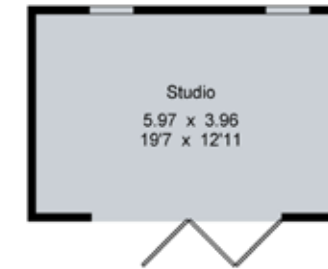
Total 257.2 sq m/ 2768 sq ft



Ground floor



First floor



reduced headroom
below 1.5m / 5'0

For identification only - Not to scale
© Trueplan (UK) Limited

Approximate Gross Internal Area = 205.7 sq m / 2214 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Matthew Hodder-Williams

M: 07929 793159 T: 01732 744460

E: matthew.hodder-williams@knightfrank.com

Knight Frank Sevenoaks

113-117 High Street, Sevenoaks, Kent

TN13 1UP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

