



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.



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EPC

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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.









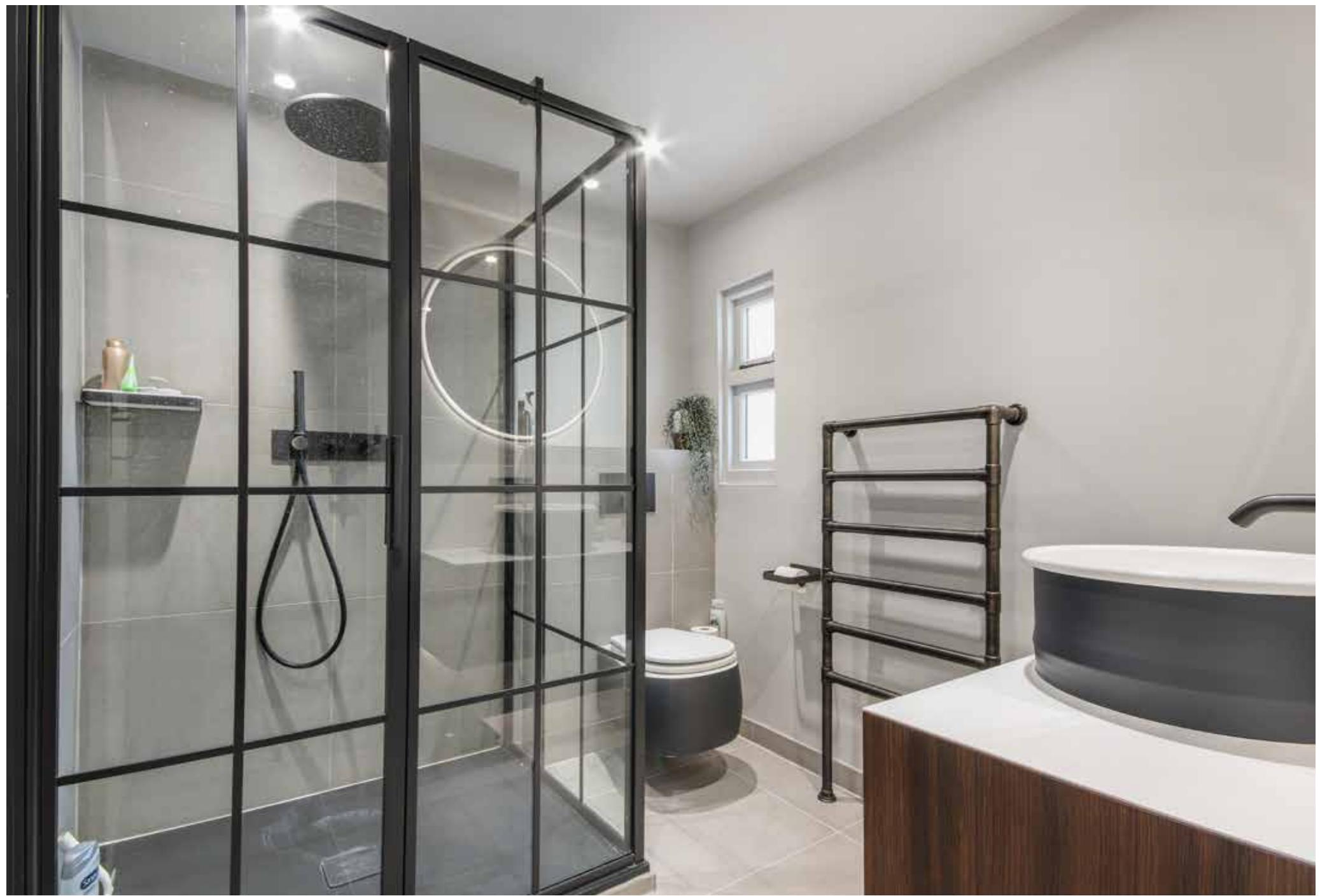


GARDEN & LOCATION

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.



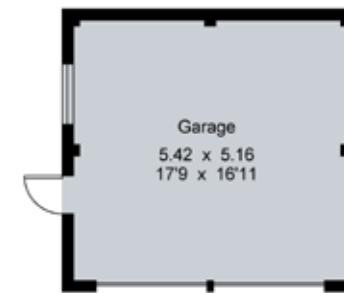
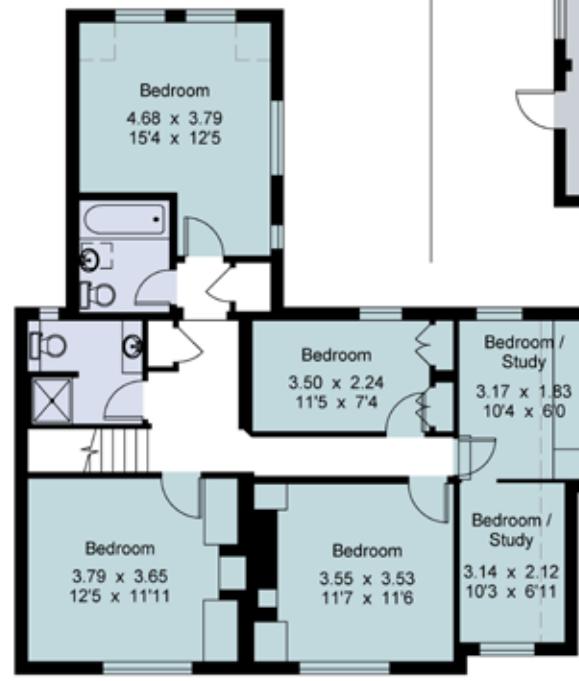
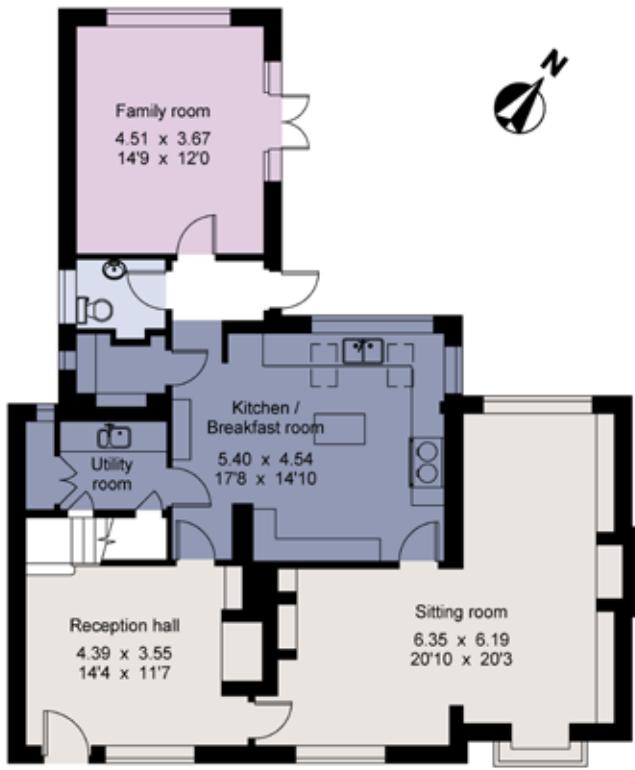
Rosemary Cottage, Ide Hill

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



For identification only - Not to scale
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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)



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