



Ibbett Mosely

Pigeon Croft Emmetts Lane, Ide Hill, Sevenoaks, TN14 6BD



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**A UNIQUE OPPORTUNITY TO LIVE IN A NATIONAL TRUST DETACHED HOUSE ADJOINING EMMETTS GARDENS ON THE OUTSKIRTS OF IDE HILL VILLAGE WITH GARDENS AND A Paddock.**

**PRICE; OFFERS OVER £750,000 LEASEHOLD (NEW 99 YEAR LEASE TO BE INCLUDED IN SALE)**



- National Trust Property Lease For Sale
- Detached house on new 99 Year Lease
- 2 Cosy Reception Rooms
- 3 Bedrooms Upstairs
- Shower Room Downstairs and WC
- Lovely Gardens and Paddock upstairs
- Edge of Emmetts Gardens
- Double Garage and Parking
- No onward chain
- EPC rating G; Council Tax band F

If you want to live in an IDYLLIC RURAL SETTING yet want to be within easy reach of a thriving local VILLAGE and just 6 miles from SEVENOAKS then look no further. This Detached House sits in grounds of over 1 ACRE and is available on a NEW 99 YEAR LEASE from the National Trust. It has 3 BEDROOMS and 2 RECEPTIONS with potential for some improvements. NO ONWARD CHAIN>

### Description

Nestled in the outskirts of the picturesque village of Ide Hill, Sevenoaks, this charming detached house on Emmetts Lane presents a unique opportunity to embrace a tranquil lifestyle within the embrace of nature. Set within delightful gardens and accompanied by a paddock, this property is adjacent to the stunning Emmetts Gardens, which are also under the stewardship of the National Trust.

Spanning an impressive 1,040 square feet, the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen offers a

functional space for culinary pursuits, while the adjoining conservatory provides potential to extend or create a new space to enjoy views of the grounds and surrounding countryside.

Upstairs, you will find three bedrooms, complemented by a conveniently located WC. The property also boasts a shower room downstairs.

With a detached double garage and parking available for several vehicles, this residence is both practical and appealing. The property is being sold with a new 99-year lease and no onward chain, making it an attractive proposition for prospective buyers. While the house is well presented, it also offers scope for further improvement, allowing you to personalise it to your taste.

This is a rare chance to own a piece of history in a serene setting, making it an ideal choice for those seeking a harmonious blend of comfort and natural beauty. Don't miss the opportunity to make this delightful house your new home.



### Location

The property is located about 6 miles to the south-west of Sevenoaks, on the rural outskirts of Ide Hill, adjacent to National Trust's Emmetts Gardens. This is designated as an area of Outstanding Natural Beauty. The village has its own primary school, church, community shop, village green and public house. Sevenoaks town offers a wide choice of shops and main line station to central London. There are many well regarded state and private schools in the area as well as sporting and recreational facilities. The A 21 at Chipstead allows access to the M25 connecting to other motorway networks for access to Gatwick, Stanstead and Heathrow Airports, Bluewater shopping Centre, the Dartford River crossing and Channel Tunnel Terminus.

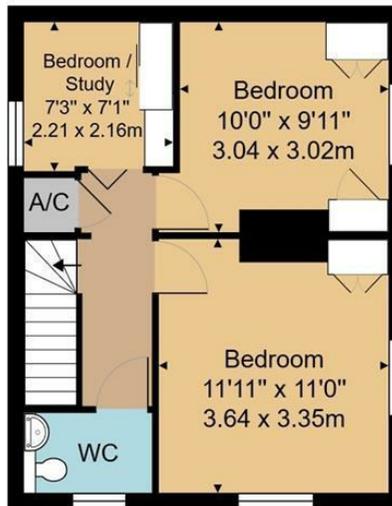
### Directions

There are numerous approaches but from Sevenoaks High Street, proceed south, and turn right into Oak Lane at the end of the High Street. Continue to the end of Oak Lane and turn into Gracious Lane proceeding across the bridge towards Ide Hill. Follow the road as it becomes Wheatsheaf Hill and proceed through Ide Hill turning right into Sundridge Road. After about 1.2 miles turn left into Emmetts Lane and after a little over half a mile the property will be found on the left just after the entrance to Emmetts Gardens. Proceed up the track and park in front of the double garage.





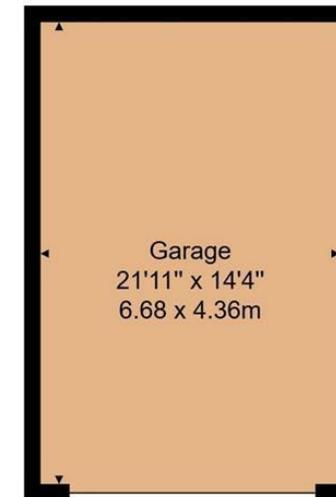
**Ground Floor**



**First Floor**

House Approx. Gross Internal Area  
1040 sq. ft / 96.6 sq. m

Garage Approx. Internal Area  
314 sq. ft / 29.2 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

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EPC Rating- G

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