



# WOODRIDGE

Phillippines Shaw, Ide Hill, Kent



## A BEAUTIFULLY INTERIOR DESIGNED SIX BEDROOM FAMILY HOME

Set in Phillipines Shaw, one of Kent's most desirable private estates, near Sevenoaks.

### Summary of accommodation

**Ground Floor:** Entrance hall | Study | WC | Sitting room | Snug | Kitchen/dining room | Garage | Terrace

**Lower Ground Floor:** Playroom | Library | Utility room | Boiler room | Gym | Laundry room | Storage | WC

**First Floor:** Principal Bedroom with en suite and two dressing rooms | Two further bedrooms with en suites | Annexe with kitchenette, shower room and bedroom

**Second Floor:** Two bedrooms with Jack and Jill bathroom

**Outbuildings:** Office with WC

**In all approximately 1 acre**

**Distances:** M25 J5 (4 miles), Sevenoaks (5.8 miles), Tunbridge Wells (19 miles), Gatwick Airport (24.3 miles)  
Central London (34.9 miles), Heathrow Airport (47.6 miles)  
(All distances and times are approximate)



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This exceptional family home, meticulously refurbished and interior-designed throughout by Elizabeth Masters offers over 7,000 sqft of beautifully crafted living spaces. On the ground floor, a spacious entrance hall leads into the heart of the home. The spectacular kitchen and dining area, which has been fully updated by the current owners with a handmade Humphrey Munson kitchen, a Lacanche range cooker, and premium modern appliances throughout. French doors open from both the kitchen/dining area and the elegant sitting room onto a large sun terrace stretching the width of the house, perfect for outside entertaining. The cosy snug adjoins the kitchen and dining area whilst the study and stylish downstairs cloakroom completes this floor.





The lower ground floor offers versatile leisure and utility space, including a playroom, library, gym, and a boot room with bespoke carpentry, fridge, and heated coat cupboard. A thoughtfully designed laundry room/prep kitchen boasts bespoke joinery, fitted worktops, and Miele appliances, while additional rooms include a store room, plant room, and underfloor storage accessed via a hatch in the laundry room.



The first floor is home to a luxurious principal suite, with its spacious bedroom, en suite bathroom, dressing areas, and private balcony. Two further double bedrooms complete this floor, each with en suites, providing ideal family accommodation. On the second floor, two double bedrooms share a well-appointed Jack and Jill bathroom. The annexe, accessed via stairs adjoining the kitchen/dining area, provides self-contained living with its own kitchenette, seating area, bedroom, and en suite shower room, perfect for guests, extended family, or staff.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 House: 664.7 sq.m (7154 sq.ft.) (Including Garage & Underfloor Storage)  
 Outbuilding: 28.3 sq.m (304 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.

# GARDENS & GROUNDS

The gardens and grounds have been beautifully landscaped and include a large private driveway, a double garage, and the recent addition of the garden home office, fitted joinery and sperate WC. Various patio areas are complemented by remote-controlled garden lighting for evening entertaining, while a garden shed and private access to protected heritage woodland and meadow, jointly owned by the estate's residents, complete this exceptional setting.

# LOCATION

Phillippines Shaw is located within the Kent Downs Area of Outstanding Natural Beauty on the edge of some 200 acres of National Trust woodland. The nearby historic villages of Brasted and Westerham offer good day to day amenities while Sevenoaks and Oxted offer a wider range of shopping, recreational and leisure facilities. There are a good number of well-regarded schools in the local area including Ide Hill, Brasted and Sundridge Primary Schools. There are grammar Schools for girls and boys in Tonbridge and Tunbridge Wells including Judd and Skinners for Boys as well as Weald of Kent girls grammar annex in Sevenoaks. Private schools included Tonbridge, Sevenoaks, Walthamstow Hall, Solefield School and The New Beacon. There are also further secondary schools in Oxted.

Sevenoaks Mainline Station (about 5.2 miles) serves London Bridge/ Cannon Street and Charing Cross. Oxted main line station (about 8.5 miles) has services to London Victoria and London Charing Cross. The A21 at Chipstead provides access to the M25 and thence motorway network, Ebbsfleet International Terminal, Gatwick, Heathrow and Stansted Airports, Channel Tunnel Terminus and Ports and Bluewater. There are golf courses at Westerham and Limpsfield Chart as well as Knole and Wildernesse in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. There is a Leisure Centre and swimming pool complex in both Sevenoaks and Oxted.





# PROPERTY INFORMATION

**Tenure:** Freehold

**Local Authority:** Sevenoaks District Council

**Council tax:** Band H

**EPC rating:** B

**What3words:** ///years.care.feel

**Services:** Mains electricity and water, Private drainage. LPG gas supply. Ground source heat pump. Air conditioning.



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