



Ibbett Mosely

Nightingale Lane, Ide Hill, Nr Sevenoaks, Kent,  
TN14 6BY



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In a semi-rural location under a mile from the village and in the Green Belt and an Area of Outstanding Natural Beauty this delightful cottage style detached five bedroom family home is understood to date from about 1860 with subsequent extensions and alterations.

GUIDE PRICE £1,100,000 TO £1,200,000 FREEHOLD

### LOCATION

Nightingale Lane is in a semi-rural location just under a mile from the village and is in the Green Belt and an Area of Outstanding Natural Beauty. There is a well regarded primary school and the Cock Inn pub in the village as well as a day nursery and community shop.

The area is surrounded by open countryside allowing for country walks and pursuits.

For a wider choice of shops and station to London, Sevenoaks is just over four miles away. There are further state and private schools for all ages in the surrounding villages and towns as well as sporting and recreational facilities including a number of well established golf courses.

M25 access junction 5 about three miles.

### GROUND FLOOR

#### ENTRANCE HALL

With tiled flooring and cloak cupboard.

- Bedroom One with En-Suite Shower Room
- Ground Floor Guest Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Bathroom
- Sitting Room \* Family Room \* Dining Room
- Garden Room
- Kitchen & Utility Room
- Oil Central Heating
- Parking for up to Three Cars
- Garden with Studio Extending to About a Third of an Acre

### SITTING ROOM

With radiator, double glazed window and double doors to the terrace and garden. Fireplace with open grate and timber surround and decorative tiled slips.

### KITCHEN

Fitted with a range of base and wall units with marble surfaces and inset drainer to the Butlers style sink, range style cooker with extractor hood over. Built in dishwasher, space for fridge/freezer. Part tiled walls, tiled flooring, double doors to the dining room, doors to the guest bedroom and utility room. Stairs to the first floor.

### UTILITY ROOM

With radiator, plumbing for a washing machine, cupboard with oil boiler for central heating and hot water, a range of storage cupboards and double glazed Velux window.

### DINING ROOM

With radiator, natural wood flooring, double glazed sliding patio door to the courtyard garden. Door to the garden room and open to the sitting room.





### FAMILY ROOM/SNUG

With natural wood flooring, radiator and fireplace with log burning stove.

### GARDEN ROOM

Reconstructed in 2023 with solid, fully insulated roof and roof lights. Double glazed UPVC windows and door to the rear courtyard.

### GUEST SUITE

### BEDROOM FIVE

With radiator, double glazed windows and door to the courtyard garden.

### EN-SUITE SHOWER ROOM

With shower, WC and hand basin. Part tiled walls, tiled flooring, extractor fan, heated towel rail, double glazed Velux window and radiator.

### FIRST FLOOR

### LANDING

### MASTER SUITE

### BEDROOM ONE

With two radiators and double aspect windows.

### EN-SUITE SHOWER ROOM

With shower cubicle, WC and hand basin. With chrome ladder-style towel rail, double glazed window, extractor fan and part tiled walls.

### BEDROOM TWO

With radiator, double aspect double glazed windows and double glazed Velux window.

### BEDROOM THREE

With radiator, double glazed window and double glazed Velux window.

### BEDROOM FOUR

With radiator and double glazed window.





## FAMILY BATHROOM

With enclosed bath with a separate shower over, WC and hand basin. Heated towel rail, radiator, double glazed Velux window, part tiled walls, tiled flooring, extractor fan and linen cupboard with hot water cylinder

## OUTSIDE

Approached off Nightingale Lane through twin five bar gates is a parking area for up to three cars. Subject to necessary consents it is considered possible to build garaging if required.

## STUDIO

Tucked away but accessible to the house is a very useful studio for home working or crafts. The studio has double glazing, light and power.

## THE GARDEN

An interesting well stocked garden with a paved terrace, lawns, mature trees and shrubs, fruit tree, flowering cherry, mature hedges, a shed, bike store, wood store, greenhouse and a workshop with light and power. The Garden extends in total to about a third of an acre.

## SERVICES AND COUNCIL TAX

Mains water, electricity and drainage are connected. There is no gas at the property. Sevenoaks District Council - Band "F"

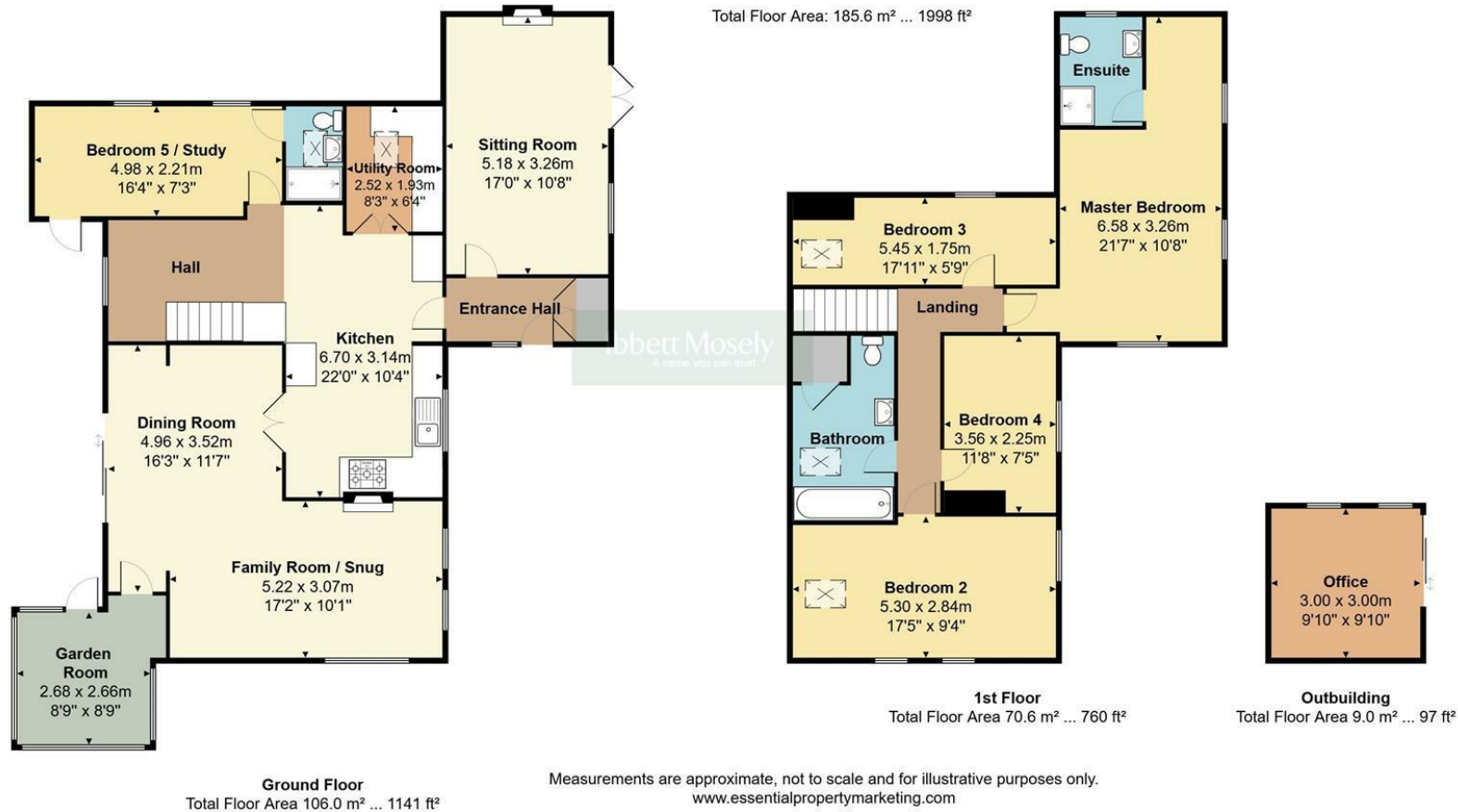
## ROUTE TO VIEW

From Sevenoaks/Riverhead take the A25 (Worships Hill/Westerham Road. Pass the Riverhead Infants School on the left and then take the first left into Cold Arbour Road/B2042. continue over the A21 bridge, pass The Pleasant Plucker pub on the left. Nightingale Lane will then be found on the left and the property will be on the right.



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Total Floor Area: 185.6 m<sup>2</sup> ... 1998 ft<sup>2</sup>



**Ibbett Mosely**

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**EPC Rating- D**

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