



# A spacious apartment within a Grade II Listed mansion

**Ide Hill Hall, Phillippines Shaw, Sevenoaks, Kent, TN14**

£1,950 pcm plus fees apply, Unfurnished  
Available now





Part of an historic restored property • Stylish and contemporary décor • High specification throughout • Stunning country location • Garage and parking space • Agents note: Photos shown were taken 2009

### Local Information

Ide Hill Hall is set in Phillipines Shaw which is a prestigious development located in a semi-rural position on the outskirts of the sought-after village of Ide Hill, a designated Area of Outstanding Beauty and on National Trust greenbelt land.

Shopping: Ide Hill village offers local amenities with a pub and village shop, primary school and church. Sevenoaks (approx. 5.9 miles) provides supermarkets, high street retailers, pubs & restaurants. Westerham (approx. 4 miles) provides shops & restaurants. Bluewater Shopping Centre (approx. 18.1 miles).

Mainline Rail Services: Sevenoaks to London Bridge, Waterloo East & Charing Cross.

Schools: There are many highly regarded schools in the area both state and private. [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education).

Sporting & Leisure Facilities: Nizels Golf Club/Fitness Centre, Golf clubs in Holtye, Wildernesse, Knole, Westerham. Private health clubs in Tunbridge Wells.

Road Links: A21 provides access to junction 5 of M25 & other motorway networks, London, South Coast, Gatwick & Heathrow and Channel Tunnel Terminus.

Agents note: The photographs shown were taken in 2009.

### Furnishing

Unfurnished

### Local Authority

Sevenoaks District Council  
Council Tax Band = G

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.  
Telephone: +44 (0) 1732 789 760.







### About this property

The development is approached through elegant wrought iron gates which are electrically operated with entry phone system. The drive leads to the main house on the left and to the parking and garaging, approached from a left-hand fork.

This property is a spacious self-contained ground floor apartment located within the east wing of this impressive Grade II listed mansion. Arising out of the conversion of the old orangery, this elegant split-level apartment features imposing double height ceilings within the main living area,  $\frac{3}{4}$  length windows, bespoke kitchen, modern bathroom suites and bespoke fitted furniture in the master bedroom. There is a private terrace adjoining the living room enclosed by established evergreen hedging and lavender beds. An area of private garden to the rear is laid to lawn with laurel hedging providing privacy. A garage and an allocated parking space provide private parking. The communal grounds surround the building with a pleasant parkland ambience.

A glazed front door opens to the hall with tiled floor and access to a stylish cloakroom.

The impressive sitting/dining room features a superb double height ceiling with  $\frac{3}{4}$  windows. There are views to the front, over the communal gardens and beyond. Double doors open to the private terrace to the rear.

The adjoining hand-crafted kitchen is well appointed with a range of bespoke oak wall and base units, including a dresser style cupboard. Granite work surfaces with up-stands incorporate a  $1\frac{1}{2}$  bowl sink and extends to provide a breakfast bar. Appliances include a Miele double oven, steam oven, gas hob with extractor fan over, dishwasher, a wine cooler and space for a fridge/freezer.

The master bedroom with bespoke fitted furniture has an outlook to the front and is served by a spacious en suite shower room with 'his and hers' basins, W.C. and a shower cubicle.

The two further double bedrooms are arranged over the lower ground floor with either a window to the front or a door providing light and access to outside.

There is a well-appointed modern family bathroom with shower over the bath, a separate shower cubicle and W.C.

Completing the accommodation is a coats cupboard and a further laundry room with Ariston wall mounted boiler, hot water cylinder, plumbing and space for washing machine.

Security: All apartments have wired alarm systems, are equipped with audio communication to the main entrance gate and main hall.



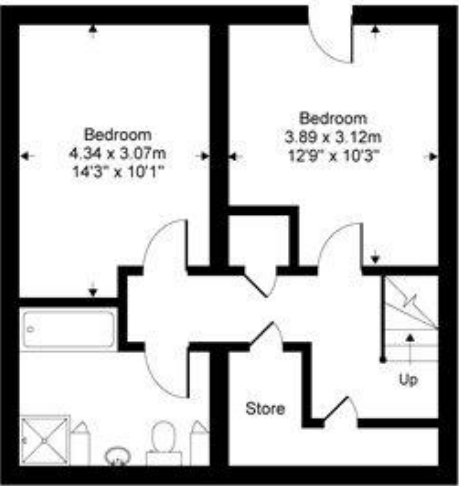
Ide Hill Hall, Phillippines Shaw, Sevenoaks, Kent, TN14  
Gross Internal Area 1300 sq ft, 120.8 m²

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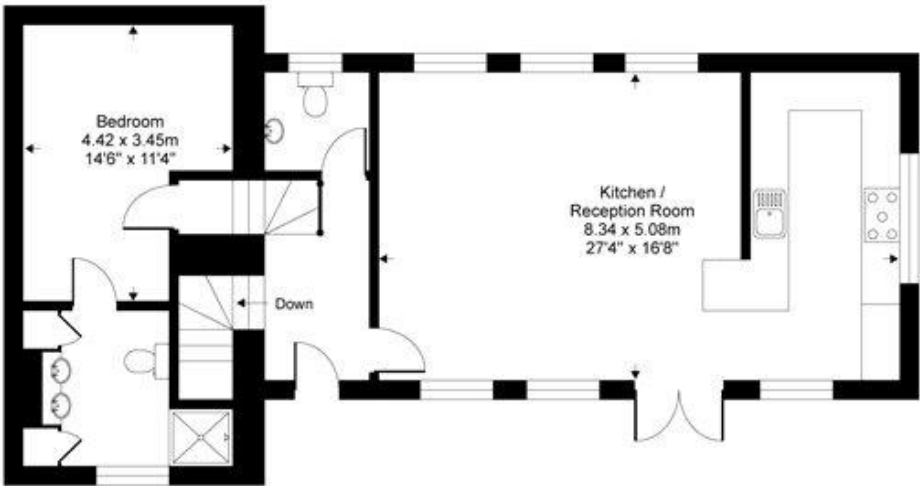
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othomas@savills.com

Ide Hill Hall, Phillippines Shaw, Ide Hill, Sevenoaks, TN14


Gross internal floor area (approx):  
123.5 sq m / 1330 sq ft  
For Identification only - Not to scale  
Niche Communications



Lower Ground floor



Ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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