



Attractive detached property with established gardens, situated in the centre of this sought after village.

Hiccup House, Ide Hill, Sevenoaks, Kent, TN14 6JN

£1,250,000 Freehold

savills



- Sought after village location
- No onward chain
- Beautifully presented & versatile accommodation
- Ide Hill Primary School approx. 0.1 miles
- Sevenoaks station approx. 4.5 miles
- Attractive gardens
- Detached double garage & ample off road parking

About this property

Hiccup House is a charming detached family home, centrally situated in the sought after village of Ide Hill, with its pub, community shop, primary school and church. The property is immaculately presented throughout and provides versatile and well-proportioned living space arranged over two floors, ideal for both family living and formal entertaining. Salient points include a stylish kitchen, modern bathroom suites, bow windows, recessed lighting and an attractive established garden. Also of note is the popular village location and ample off road parking.

- The spacious sitting room has bow windows with a view to the rear and a wood burning stove, and connects to the kitchen/dining room.

- The impressive, double aspect kitchen/dining room is a superb space and adjoins the sitting room, ideal for modern family living. The kitchen benefits from a comprehensive range of wall and base units with some integral appliances. Bi-fold doors open to the rear garden and an adjoining utility room provides further storage, space for appliances and a door to outside.

- Completing the ground floor is a well-appointed study with an outlook to the front and a cloakroom.

- Arranged over the first floor are four bedrooms, all with attractive views over either the village green or the rear garden and the principal bedroom benefits from built-in storage and is served by a stylish en suite shower room.

- A well-appointed family bathroom completes the accommodation.

- To the front, there is a generous gravelled driveway and detached double garage equipped with power and lighting, with potential to be utilised as a home office STPP.

- The part walled rear garden is a real feature and provides a wonderful backdrop to the property, and is predominantly laid to lawn with a generous paved terrace, ideal for al fresco entertaining. In total, the plot amounts to about 0.16 of an acre.

Local Information

Hiccup House is located in the heart of a designated Area of Outstanding Beauty, Greenbelt and surrounded by National Trust land.



• **Shopping Facilities:** Ide Hill village. Sevenoaks (5 miles). Bluewater (19 miles).

• **Mainline Rail Services:** Sevenoaks (4.5 miles) to Cannon Street/Charing Cross/London Bridge.

• **Primary Schools:** Ide Hill, Sundridge and Brasted.

• **Secondary Schools:** Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar Schools in Tonbridge. Knole Academy, Weald of Kent Grammar and Trinity schools in Sevenoaks. Tunbridge Wells Boys' and Tunbridge Wells Girls' Grammars.

• **Private Schools:** Sevenoaks, Walthamstow Hall for Girls, Sackville and Tonbridge Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall, The Granville and New Beacon Prep Schools in Sevenoaks. St Michaels and Russell House Prep Schools in Otford. Radnor House in Sundridge. The Schools at Somerhill Pre-Prep and Prep Schools, Hilden Oaks and Hilden Grange in Tonbridge.

• **Leisure Facilities:** Recreation ground to the rear of the property. National Trust Emmetts Garden. Sailing and water sports on Bough Beech or Chipstead Lakes, tennis at Chipstead village club together with Ide Hill football and cricket clubs. Hever Golf Club. Holtye Golf Club, Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf/Fitness Centre in Hildenborough. Sevenoaks and Edenbridge Leisure Centres.

• All distances are approximate.

Tenure

Freehold

Local Authority

Sevenoaks District Council. Tax band 'G'

Energy Performance

EPC Rating = E

Directions

From our office on the High Street, proceed in a southerly direction and turn right onto Oak Lane. Follow the road for approx. 0.8 miles and turn right onto Dibden Lane. At the 'T' junction, turn left onto the B2042. Continue for approx. 2.5 miles and at the village green, turn right onto Camberwell Lane and right again at the Cock Inn public house. Hiccup House will be found on the left hand side, to the right of the pub.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone:

+44 (0) 1732 789 700.

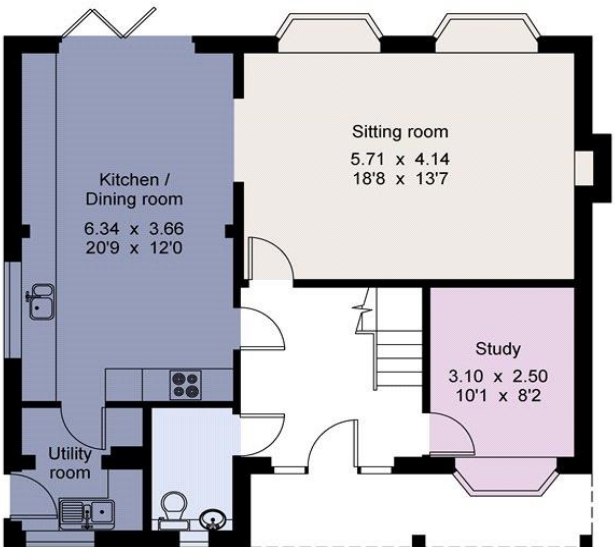
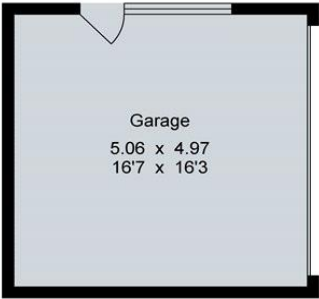




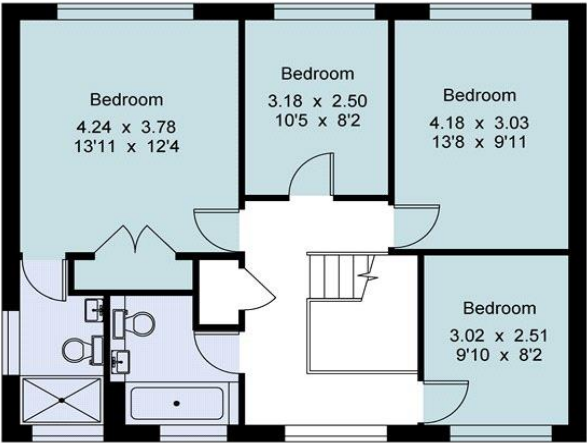
Hiccup House, Ide Hill, Sevenoaks, Kent, TN14 6JN
Gross Internal Area 1,572 sq ft, 146 m²
Garage 270 sq ft, 25.1 m²
Total 1,842 sq ft, 171.2 m²

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Hiccup House, Ide Hill
Gross internal area (approx) 146.1 sq m/ 1572 sq ft
Garage 25.1 sq m/ 270 sq ft
Total 171.2 sq m/ 1842 sq ft



Ground floor



First floor

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(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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