



Charming country home of character

LAKE HOUSE, WINKHURST GREEN, IDE HILL, SEVENOAKS, KENT, TN14 6LD

Freehold



- Charming family home
- Well presented and proportioned
- Semi-rural location • Sevenoaks approx. 6 miles
- Excellent access to road and rail links
- Tennis court and swimming pool

In total about 2 acres

Description

Lake House is a charming family home dating from the 1930s with later additions. The property is well proportioned, and presented to high standard with the accommodation providing flexible living. A real feature are the wonderful established gardens which provide privacy and are planted for year round interest. Within the grounds is a swimming pool, summerhouse, tennis court and a number of sheds. Of particular note is the location being adjacent to the reservoir and having views towards the water from the first floor.

Salient points include:-

- Solid oak front door, oak flooring, large lead light hardwood double glazed windows throughout and cast iron radiators.
- The drawing room and sitting room both have fireplaces, with a wood burning stove set within the inglenook fireplace in the sitting room. The dining room is double aspect with doors to the side garden, and is currently being used as a study.

- The kitchen is fitted with a comprehensive range of bespoke wall and base units and has an oil fired Aga, dishwasher and space for further appliances. This room has a roof light and opens to the spacious garden room, which has attractive views and direct access to the garden.
- Arranged over the first floor are five bedrooms and a family bathroom. The master bedroom is served by an en suite shower room. All the bedrooms have attractive views.
- To the front of the property is a gated driveway providing ample parking.
- The detached garage has power and light connected and is currently being used as a games room.
- The gardens and grounds are a wonderful feature of the property, with a formal garden around the house with a Yorkstone terrace, a part walled kitchen garden, a swimming pool area with summerhouse and paddock area where the tennis court is located.





Situation

Lake House is situated in an Area of Outstanding Natural Beauty and adjacent to Bough Beech Reservoir. The village of Ide Hill is approx. 2 miles away and has a community shop, primary school and a public house. The house is also well located for Sevenoaks and the A21 linking to the motorway network.

- **Comprehensive Shopping:** Edenbridge provides Waitrose (5.3 miles), Sevenoaks (6 miles), Tonbridge (9 miles), Tunbridge Wells (11.8 miles), Bluewater (20.6 miles).
- **Mainline Rail Services:** Penshurst Station (3 miles) to Redhill and Tonbridge. Edenbridge (5 miles) to London Bridge. Hildenborough (6.7 miles) and Sevenoaks (6.1 miles) to Charing Cross/ Cannon Street/Waterloo East/ London Bridge.
- **Schools:** There are many highly regarded schools in the area, both state and private.
- **Entertainment and Sporting facilities:** There is a local cricket pitch and football club in Chiddingstone. Footpaths and bridlepaths abound in the area. Bough Beech reservoir for sailing. Golf at Hever, Knole and Wildernesse and Nizels golf, health and fitness complex in Hildenborough. Knights Park in Tunbridge Wells with a multi-screen cinema complex, a bowling alley and health/fitness club.
- All distances are approximate.

Directions

From Sevenoaks proceed in a southerly direction turning right into Oak Lane opposite Sevenoaks School. Turn right over Gracious Lane Bridge and take the next right. At the end of the road turn left onto Ide Hill Road (B2042). Continue down the hill, taking the first left hand turning by a grass triangle. Proceed along this lane for approx. 0.7 of a mile, where Lake House will be found along on the left hand side.

Services

Oil fired central heating via radiators. Mains water, electricity and private drainage.

Outgoings

Sevenoaks District Council - 01732 227000. Tax band 'G' rates for 2019/2020- £3,073.04.

Viewing

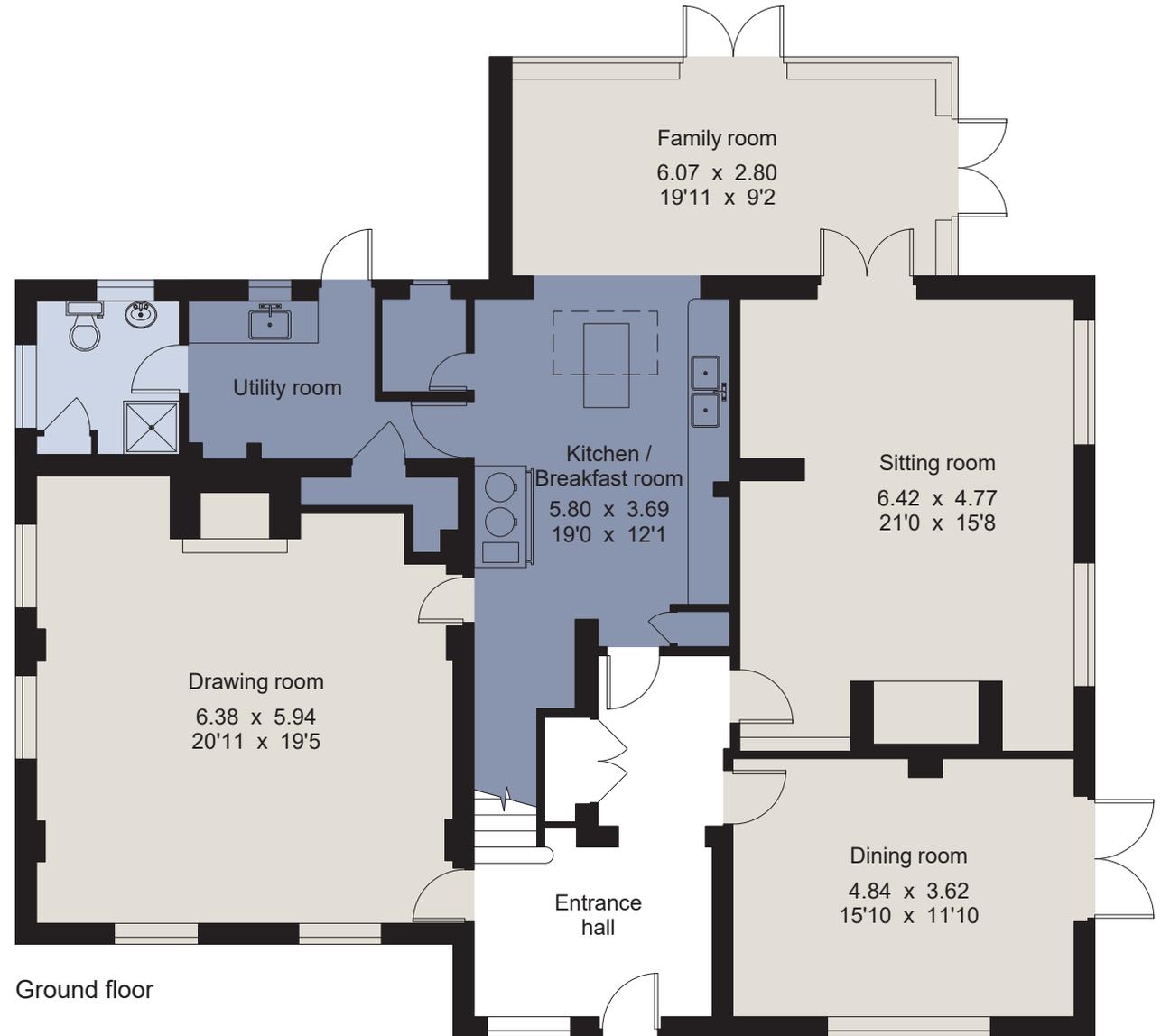
Strictly by appointment with Savills on 01732 789700
If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Lake House, Ide Hill

Gross internal area (approx) 264.7 sq m/2849 sq ft

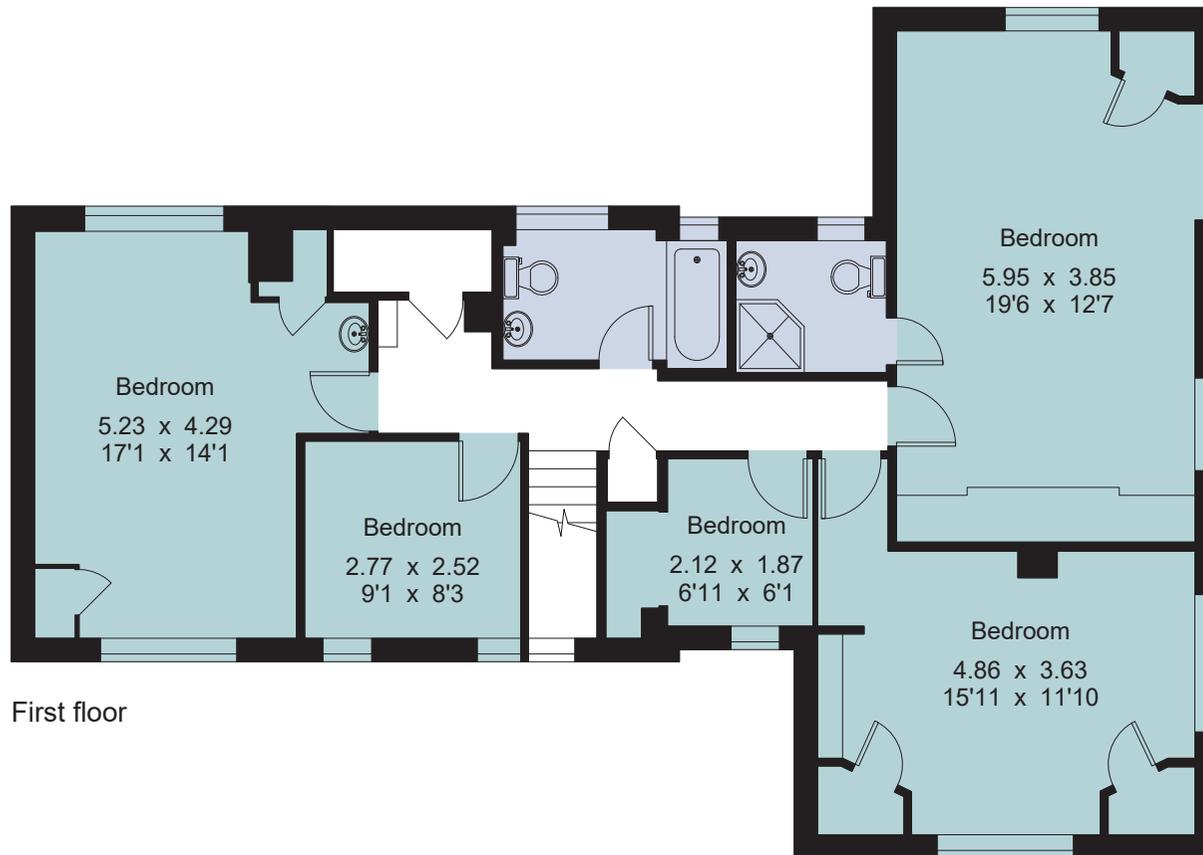
Garage / Games room 29.9 sq m/321 sq ft

Total 294.6 sq m/3170 sq ft

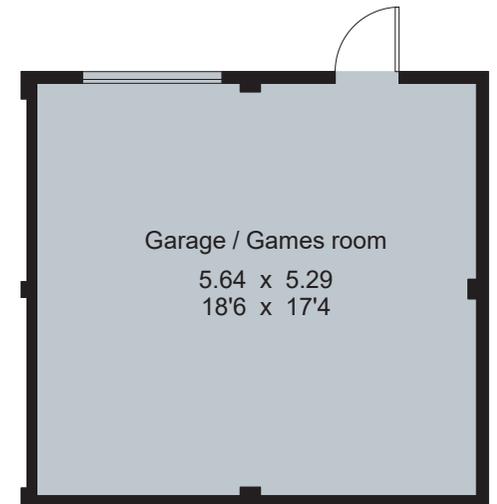


For identification only - Not to scale

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First floor



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 38 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC |  |



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