



A CHARMING DETACHED COTTAGE OF CHARACTER WITH PLANNING PERMISSION FOR A SPACIOUS GROUND FLOOR EXTENSION

FIR TREE COTTAGE, GOATHURST COMMON
IDE HILL, SEVENOAKS, KENT TN14 6BU

Offers over £999,950, Freehold



SET WITHIN DELIGHTFUL GARDENS AND GROUNDS

- Character family home • Semi rural location
- Well presented accommodation
- Planning to extend 19/01454/LDCPR
- 4 Bedrooms • 2 Bathrooms • 4 Receptions
- Far reaching views • Garaging & former stable
- Delightful gardens • Paddock
- EPC Rating = D • Council Tax = F

Description

Fir Tree Cottage is a charming detached cottage of character dating from 1860 with later additions. The accommodation is well presented throughout and provides excellent family living with the benefit of planning to extend the ground floor. There are two detached garages, one is a substantial oak frame garage with a work shop and the second were formerly stables. Of particular note are the delightful established gardens which surround the house and provide an attractive backdrop to the house, along with a paddock area. Also of note are the far reaching views to the north downs. In total the area amounts to about 1.5 acres.

- The principal reception rooms provide formal living and comprise a sitting room and dining room, both featuring attractive open fireplaces. The sitting room is triple aspect with double doors opening to the front garden.
- The family room has an outlook to the front and a brick fireplace and leads to the breakfast room, with a double aspect to the side and rear. Both these room are ideal for family living.
- The kitchen is well appointed with a range of wall and base units and work surfaces incorporating a double sink. Appliances include a Bosch double oven, hob with extractor fan, space for a dishwasher and fridge.
- The boot room has some base storage cupboards and houses the boiler, with a door leading to the rear garden.
- The first floor landing has storage cupboards and a charming $\frac{3}{4}$ length arched window to the front.
- The double aspect master bedroom has views over the garden and far reaching views to the north. There is a well appointed en suite shower room.
- There are two further double bedrooms and one single bedroom. All with attractive views and the latter with a fitted wardrobe.
- The family bathroom features a corner bath and has a built in airing cupboard.
- The house is approached via a gated drive which leads to a parking area and the garaging. The main oak frame double garage has a pair of double doors and a separate work shop to the rear with access to the loft space. The second garage was formerly a stable and provides a garage and garden store.
- The gardens are a delightful feature of the house with established planting, sweeping lawns interspersed with a variety of trees, shrubs and spring bulbs. A brick herringbone path leads around the house where there is a south facing gravel terrace to the front providing an ideal area for al fresco entertaining. There is a chicken run to one side of the garden and a garden shed. Planting includes camellia, cherry trees, rhododendrons, lavender and roses. The remainder of the grounds arranged as a paddock area with some post and rail fencing.





Planning permission: 19/01454/LDCPR | A single storey glazed conservatory extension. | Fir Tree Cottage Wheatsheaf Hill Goathurst Common Ide Hill KENT TN14 6BU

Tenure Freehold

Services Oil fired central heating. Private drainage. Mains water and electricity.

Local Authority Sevenoaks District Council

Outgoings Tax band 'F' – charges for 2019/2010 £2676.83

Directions From Sevenoaks town centre, proceed in a northerly direction along London Road passing the station. Continue along Amherst Hill and at the roundabout take the first exit up Worships Hill towards Westerham. Take the next turning left onto Cold Arbor Road (B2042). Continue along this road for about 2.4 miles passing The Woodman Public House on the left hand side. Take the next right turn onto Back Lane where Fir Tree Cottage will be the first drive on the right.

Viewing Strictly by appointment with Savills.



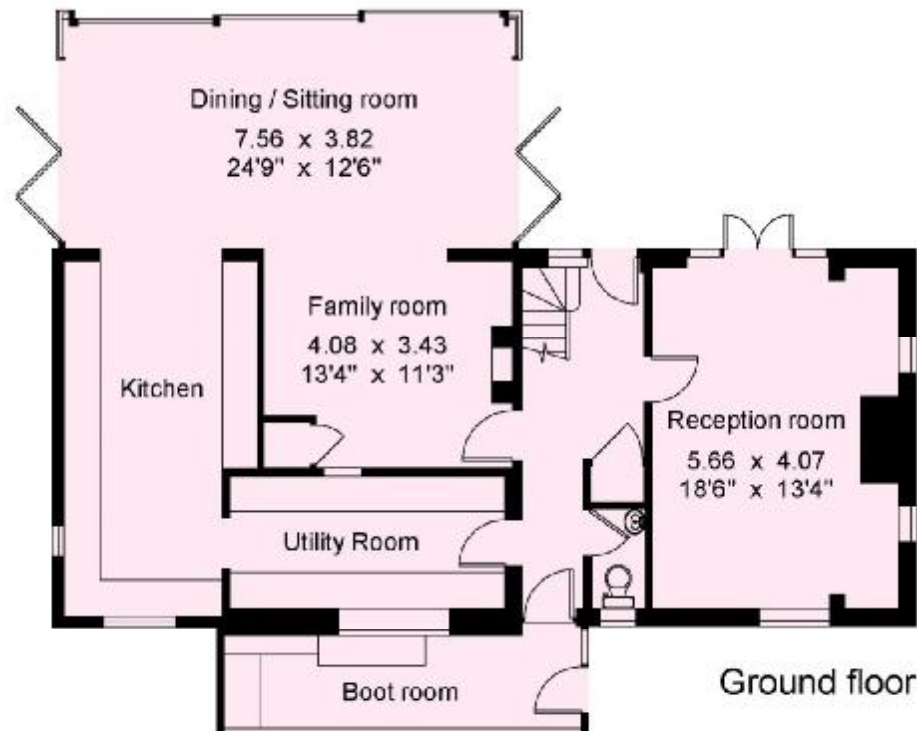
Fir Tree Cottage, Ide Hill

Gross internal area (approx.)

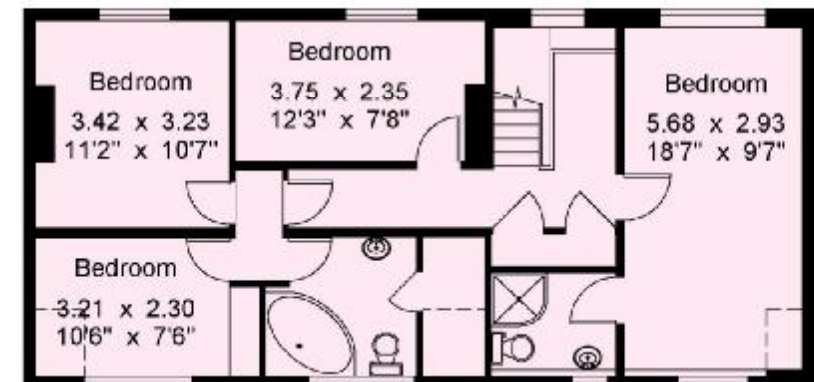
Proposed House - 194.5 sq m (2092 sq ft)

For identification only - Not to scale

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----- Restricted height



First floor

FLOORPLANS

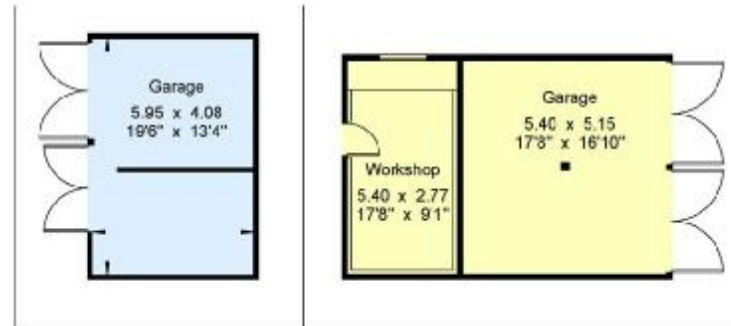
Gross internal area: 1788 sq ft, 166.1 m²

Fir Tree Cottage, Ide Hill

Gross internal area (approx.)

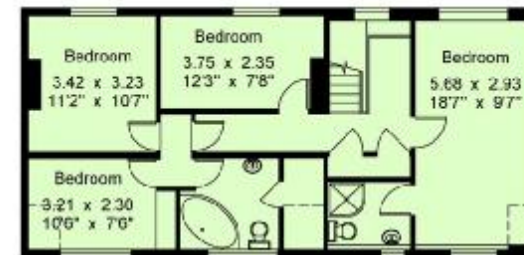
- House - 166.2 sq m (1788 sq ft)
- Garage / Former Stables - 24.3 sq m (261 sq ft)
- Workshop / Garage - 43.4 sq m (467 sq ft)

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Ground floor

----- Restricted height



First floor

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