



Glebe House, Ide Hill, Sevenoaks, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Glebe House, Ide Hill, Sevenoaks, Kent, TN14 6JW

An impressive, detached property in a picturesque village, with light, airy accommodation and beautiful far-reaching countryside views

M25 (Jct 5) 3.5 miles, Sevenoaks town centre 4.4 miles, Sevenoaks mainline station 4.6 miles (24 minutes to London Bridge)

Living room / Games room | Conservatory
Snug | Study | Dining room | Sitting area
Kitchen | Larder | Boiler room | Utility | Store | 2
Cloakrooms | Principal bedroom with dressing
room & en suite bathroom | 5 Further bedrooms
Family bathroom | 2 Garages | Garden | EPC
rating E

The property

Glebe House is a substantial detached property offering more than 3,000 square feet of beautifully presented accommodation arranged over two floors. The accommodation is light and airy throughout, with French doors opening from all the reception rooms onto the rear garden, which faces south and looks out across the stunning Kent Downs Area of Outstanding Natural Beauty.

There is a splendid living room/games room and conservatory, measuring 30ft in total and with wooden flooring, a fireplace and a large ceiling lantern skylight as well as panoramic windows overlooking the garden. There is also a useful study, a comfortable snug, a formal dining room and a light and spacious open-plan kitchen and sitting area with wooden floors and underfloor heating. There are six bedrooms on the first floor, four of which are generous doubles with south-facing windows overlooking the rear garden and the lovely views of the countryside beyond. The luxury principal bedroom has its own dressing room, an en-suite bathroom and

a sunny balcony with beautiful far-reaching views. Three further bedrooms each have fitted storage. The first floor also has the family bathroom with its separate shower unit.

Outside

The property is set back from the village green, behind private electric wooden gates, surrounded by mature grounds of 0.6 acre. At the front of the property there is a driveway leading to the house, offering parking space for numerous cars and access to the two garages. To the east side of the house there is a mature natural pond with a viewing deck. The garden to the rear has paved terracing stretching across the back of the house, providing the ideal setting for al fresco dining, while beyond the terracing there is a large well-maintained lawn with mature border flowerbeds, various shrubs and trees. The gardens are enclosed by established hedgerows and back onto National Trust land.

Location

The property is located in a peaceful position on the edge of the charming village of Ide Hill. Set in the heart of the Kent Downs Area of Outstanding Natural Beauty, Ide Hill occupies an elevated position, surrounded by stunning countryside, which provides plenty of superb walking, cycling and riding routes. Ide Hill itself is a pretty village, with a local store and post office, a village pub and a primary school. Sevenoaks is just a short drive away (10 mins), with its comprehensive range of educational, recreational and shopping facilities, together with its mainline station with fast services to London Bridge/ Cannon Street/Charing Cross in approximately 25 to 35 minutes. The A21 and M25 are easily accessible (6-8 mins) as is Gatwick Airport (25 mins). Also close by are Knole Park (10 mins), with approximately 1,000 acres of parkland is close by, Hever Castle (12 mins) and Chartwell (10 mins). The area offers a good selection of independent schools including The Granville, Amherst, Walthamstow Hall, New Beacon, Radnor House, Sevenoaks, Solefield and Sevenoaks Prep.







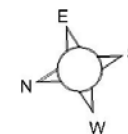






Floorplans

Glebe House, Ide Hill, Sevenoaks N
Main House internal area 3,117 sq ft (290 sq m)
Garages internal area 444 sq ft (41 sq m)
Balcony external area = 62 sq ft (6 sq m)
Total internal area 3,561 sq ft (331 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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The property also benefits from planning permission to complete current renovations by remodelling front elevations in line with rear elevations and increasing internal floor space. There is also potential to adapt plans to increase floor space even further based on 2015 changes in planning rules, subject to additional planning approval

Directions

From Strutt & Parker's Sevenoaks office, head south on the High Street and continue away from the town centre, passing the entrance to Knole House on the left, before turning right onto Oak Lane. After a mile and a half, turn right onto Gracious Lane Bridge and then turn right onto Gracious Lane. Continue for two miles, then at the junction, turn left onto Wheatsheaf Hill. Turn right, following the sign for Ide Hill, then take the first exit at the roundabout in the centre of the village and head along the Green towards the church. You will find the gated entrance to the property on the right-hand side.

General

Local Authority: Sevenoak Council
Services: Mains services (except gas)
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,150,000
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Sevenoaks

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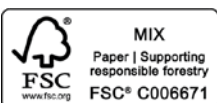
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