



SUPERB NEW BUILD FAMILY HOUSE WITH VERSATILE ACCOMMODATION

KEEPERS COTTAGE,
IDE HILL ROAD, BOUGH BEECH, KENT TN8 7PN

savills

SET WITHIN ATTRACTIVE GARDENS AND
HAVING A Paddock WITH VIEWS OVER
THE RESERVOIR

KEEPERS COTTAGE, IDE HILL ROAD,
BOUGH BEECH, KENT TN8 7PN

3 reception rooms ♦ kitchen/breakfast/family room ♦ utility room, cloakroom ♦ master bedroom with en suite ♦ 4 further bedrooms (3 en suite) ♦ family bathroom ♦ garaging ♦ gardens and paddock ♦ about 6.85 acres ♦ EPC rating = C

Situation

Keepers Cottage is located in an Area Of Outstanding Natural Beauty and Green Belt, 2.7 miles from the picturesque village of Ide Hill with its village green, church, primary school, community shop and pub.

- Comprehensive Shopping: Sevenoaks, Tonbridge, Tunbridge Wells and the regional shopping centre at Bluewater.
- Mainline Rail Services: Sevenoaks (6.8 miles) and Hildenborough (6.2 miles) to London Cannon Street/Charing Cross. Edenbridge (4.6 miles) to Redhill where connecting trains run to Gatwick.
- Primary Schools: Chiddingstone, Hever, Four Elms, Ide Hill, Sevenoaks. Riverhead & Sundridge.
- Secondary Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy in Sevenoaks, Tunbridge Wells Grammar for boys and Tunbridge Wells Grammar for girls.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School in Sundridge.
- Leisure Facilities: Sailing and water sports on Bough Beech or Chipstead Lake, tennis at Chipstead village club together with football and cricket clubs. Hever Golf Club. Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough, Sevenoaks and Edenbridge Swimming and Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area, Rayleys Tennis Centre in Sevenoaks.
- Motorway Links: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports and the Channel Tunnel.

Description

Keepers Cottage is a substantial country residence completed in 2015 by JP Whelan Homes Ltd. The property is finished to a high



specification with features including in-ceiling speakers, wired for satellite, under floor heating, bespoke kitchen by Woodwork, bespoke bedroom furniture and modern bathroom suites. The house is set within attractive gardens with countryside views and has a paddock which overlooks Bough Beech Reservoir. In total the area amounts to about 6.85 acres.

- A vestibule opens to the reception hall and an adjoining cloakroom.
- The principal reception rooms provide elegant entertaining areas and an attractive outlook over the gardens. The drawing room is double aspect with double doors opening to the side terrace and features a fireplace with wooden surround and wood burning stove. The sitting room has an outlook to the front and could be used as a formal dining room.
- The study has an outlook to the front and a cupboard housing the media systems.
- The kitchen/dining/family room is a superb room for modern family living featuring a roof light and windows to three sides and double doors opening to the terrace. The bespoke kitchen is by Woodwork and features a comprehensive range of wall and base units and dresser style cupboards. Appliances include a Rangemaster cooker, Bosch dishwasher, wine fridge and integral fridge and freezer.
- The adjoining utility room has direct access to outside and free standing appliances together with storage cupboards.
- An attractive oak staircase rises to the first floor landing which has an outlook to the rear.
- The master bedroom is double aspect with two pairs of double doors opening to a balcony and views over the garden and adjoining farmland. There is a range of fitted wardrobes and a stylish well appointed en suite bathroom with separate shower cubicle.
- There are three further double bedrooms on this floor, two are served by stylish en suite shower rooms and all have fitted wardrobes.
- The family bathroom is well appointed and completes this floor.
- The second floor comprises a spacious and impressive double aspect bedroom with roof light. There is a walk in store room and well appointed en suite shower room.
- Completing this floor are two attic store rooms, one of which houses the Mega Flow hot water cylinder.
- The house is approached via electrically operated wooden gates over a drive which leads to the garage and on to a parking area.
- The double garage has two electrically operated doors, power light and water connected. There are four wall mounted bike racks inside and an external log store to one side.
- The gardens provide an attractive backdrop to the house with open views over the adjoining farmland. Principally laid to lawn with shrubs and trees under planted with spring bulbs. There is a pond with aquatic planting and two areas of woodland, one of which under planted with bluebells. Around the house is a paved terrace providing an ideal area for al fresco entertaining.
- Opposite the entrance to the house is a field gate to the paddock flanked by woodland and a pond. The paddock has superb open views over Bough Beech reservoir and water connected.



Keepers Cottage

Gross internal area (approx.)

House - 339.3 sq m (3652 sq ft)

Garage - 38.0 sq m (409 sq ft)

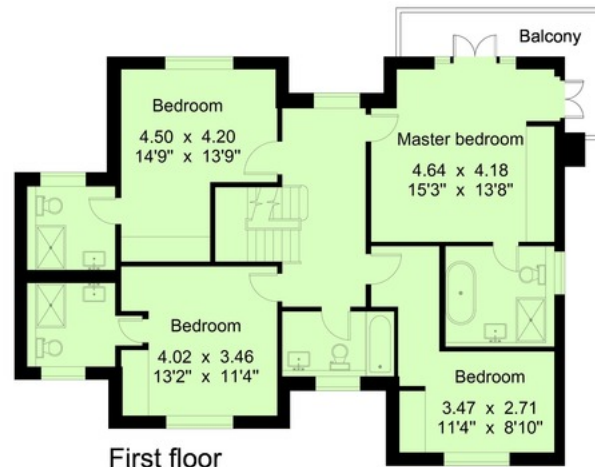
For identification only - Not to scale
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Second floor



Ground floor



First floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	