

JohnKingston

an estate agent since 1975

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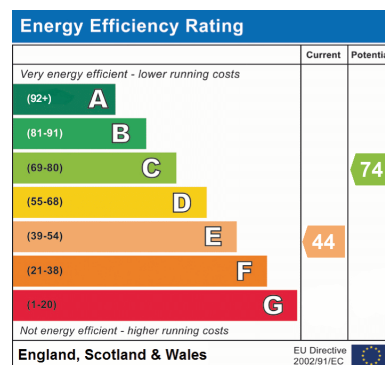
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Ground Floor
Approximate Floor Area
672.42 SQ.FT.
(62.47 SQ.M.)

First Floor
Approximate Floor Area
619.14 SQ.FT.
(57.52 SQ.M.)

TOTAL APPROX FLOOR AREA 1291.56 SQ.FT. (119.99 SQ. M.)
For Identification Purposes Only.



England, Scotland & Wales EU Directive 2002/91/EC



1 THE PANTYLES, NIGHTINGALE LANE, IDE HILL, SEVENOAKS, KENT TN14 6BX

A spacious 3 bed end house with the most stunning rear views over open countryside. This quality house was built in 1967 by Messrs Hawkes and offers a garage, off road parking and a wrap around garden. Now for sale by only the second owner this property has enormous potential for enlargement and offers a rare opportunity to live in a lovely place.

Stunning views over open countryside ■ Hallway ■ Lounge/Dining Room with open fireplace ■ Conservatory ■ Spacious Landing ■ 3 Bedrooms ■ Bathroom ■ Separate WC ■ Garden to front, side and rear ■ Driveway with parking

PRICE: GUIDE PRICE £725,000 FREEHOLD



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SITUATION

The Pantyles in Ide Hill is located just outside Sevenoaks and on the way to the village of Ide Hill (with its village green, primary school and popular community farm shop) I The Pantyles benefits from amazing country views in a quiet setting and enjoys excellent access to the surrounding area. There is incredible walking in this stunning picturesque environment via many footpaths.

Schools in the immediate area include The New Beacon, Sevenoaks School (senior and Prep) Walthamstow Hall School for Girls and Solefields as well as excellent Grammar schools including Judd, Skinners, Weald of Kent Girls, and Tunbridge Wells Grammar School (with annex in Sevenoaks). The area includes many sporting and leisure facilities including a golf course and health club at Nizels together with well-respected golf courses at Wildernesse and Knole Park.

The house is conveniently set for easy access to the M25 motorway and its links (via the M26) to the Channel Ports and to the airports at Gatwick and Heathrow as well as London and the wider UK motorway network.

DIRECTIONS

Proceed on the London Road towards Riverhead. At the roundabout take the first exit into Worships Hill and continue past the cricket club and Riverhead Infants School on the left. Take the next turning on your left into Coldarbour Lane (signposted Edenbridge) and follow this road for approximately three miles. Just after the Pheasant Plucker take the next turning on your left hand side into Nightingale Lane. Follow this road and The Pantyles can be found a short distance along on your left hand side.

PORCH

ENTRANCE HALL

4' 0" x 4' 0" (1.22m x 1.22m) quarry tiled floor.

HALL

12' 0" x 3' 0" (3.66m x 0.91m) African teak flooring, radiator, stairs lead up to the first floor.

CLOAKROOM

6' 0" x 4' 0" (1.83m x 1.22m) low level wc, wash hand basin, splash back tiling, radiator, tiled floor, extractor.

LOUNGE/DINING ROOM

open fireplace with raised hearth, display mantle, sealed unit double glazed window to the front enjoying a verdant outlook. sealed unit double glazed window to the rear enjoying a panoramic view over picturesque countryside. African teak flooring, double radiator, door leads into the kitchen.

KITCHEN



one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, cooker space with extractor over, built in kitchen cupboards, radiator, tiled floor, sealed unit double glazed window to the conservatory, walk in larder cupboard, door leads into the conservatory, space for a fridge/freezer.

CONSERVATORY



sealed unit double glazed windows, doors lead into the garden, tiled floor.

FIRST FLOOR

LANDING

13' 0" x 7' 0" narrowing to 6' (3.96m x 2.13m) hatch to the loft with sliding access ladder, airing cupboard with lagged copper cylinder and slatted shelves, thermostat control for the central heating.

LOFT

There is a large loft which would lend itself to a large loft conversion.

BEDROOM 1

sealed unit double glazed window to the front enjoying a verdant outlook, double radiator.

BEDROOM 2



Sealed unit double glazed window to the front enjoying a verdant outlook, built in double and single wardrobe cupboards with pine louvered doors, double radiator.

BEDROOM 3



sealed unit double glazed window to the rear enjoying a panoramic view over picturesque countryside, double radiator, deep wardrobe cupboard.

BATHROOM



6' 2" x 5' 1" (1.88m x 1.55m) panelled bath with mixer tap, Mira electric wall shower and glazed shower screen, wash hand basin, tiled floor, radiator, half tiled walls with full height tiling around the bath, sealed unit double glazed window to the rear with a panoramic view over picturesque countryside.

SEPARATE WC

5' 1" x 3' 0" (1.55m x 0.91m) sealed unit double glazed window to the rear enjoying a panoramic view over picturesque countryside, low level wc, tiled floor and tiled back wall.

OUTSIDE

GARAGE

12' 0" x 9' 0" (3.66m x 2.74m) up and over door, fuse box, light and power.

FRONT, SIDE AND REAR GARDEN



At the front - There is a driveway and lay-by providing off road parking, an area of lawn, well stocked flower beds and borders with an array of planting. Access leads through to the side garden area.

At the side - There is an area of lawn, well stocked flower beds, varied shrubs, bushes and trees. An oil fired boiler serving the central heating and hot water and an oil storage tank. Access leads through to the rear garden.

At the rear - There is an area of lawn, well stocked flower beds and borders with an array of planting and incorporating many varied flowering plants, shrubs and bushes. The garden enjoys a stunning panoramic view over picturesque countryside and is a delight to sit in and to take in the view. Deer are often seen grazing.

COUNCIL TAX

Council Tax Band E. £2929.74 payable 2025/2026.