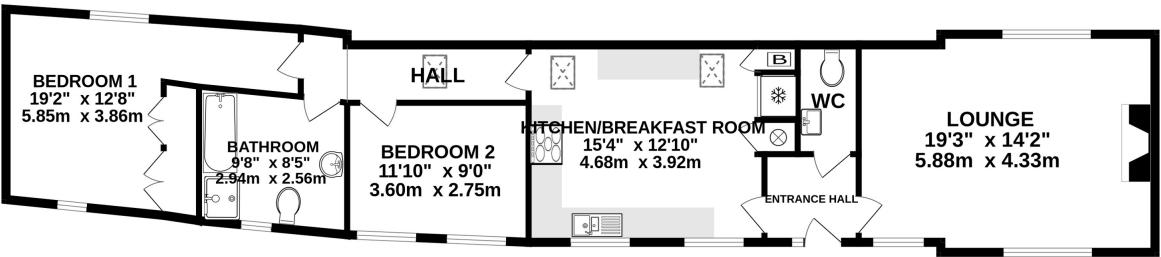
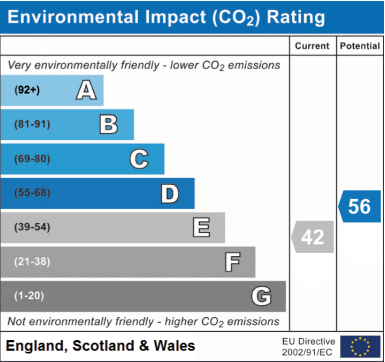
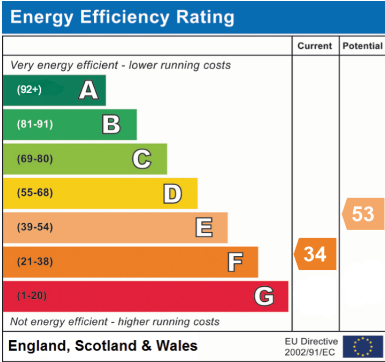


GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ELAN COACH HOUSE SUNDRIDGE ROAD, IDE HILL, SEVENOAKS, KENT TN14 6JT

A characterful, single storey two-bedroom property is tucked away in a peaceful village setting near open farmland. Forming a wing of the original main house, the property lies within the desirable village of Ide Hill and offers well-proportioned accommodation, off-street parking for two cars, and delightful walks on the doorstep. It would make a superb 'lock up and go', or a full time low maintenance home.

- 2 Bedrooms
- Parking for two vehicles
- Lounge/Dining Room with open fireplace and vaulted ceiling
- Kitchen/Breakfast Room
- Bathroom and Cloakroom
- Electric central heating
- Sealed unit double glazed windows
- Tucked away village location
- Leasehold - 125 years from 2006
- NO CHAIN

PRICE: OFFERS IN EXCESS OF £500,000 LEASEHOLD

SITUATION

The charming small village of Ide Hill which enjoys a lovely village green benefits from an active village hall, well regarded Primary School with a good Ofsted report, Parish Church, many societies, a community shop and the popular Cock Inn public house. Sevenoaks main line railway station is about 4. 5 miles and provides an excellent train service to London in as little as 22 minutes. Sevenoaks High Street is approximately 5 miles distant. Junction 5 of the M25 is about 3.5 miles, Gatwick Airport about 26 miles and Canary Wharf about 31 miles.

Ide Hill is located in a quiet area nestling in the wooded hills, midway between the towns of Sevenoaks, Westerham, Tonbridge and Edenbridge. Ide Hill is surrounded by open, unspoilt countryside providing beautiful walks and facilities for sports and other leisure activities.

DIRECTIONS

From Sevenoaks town proceed past the railway station to the first Riverhead roundabout. Turn left here (A25) and proceed to the traffic lights in Sundridge. Turn left (Church Road) and proceed for about three miles. As you enter the village of Ide Hill Elan House will be found on the right hand side just after the primary school. The driveway to Elan Coach House is between the primary school and Elan House.

GROUND FLOOR

COVERED PORCH

ENTRANCE HALL

6' 1" x 5' 5" (1.85m x 1.65m) slim sealed unit double glazed window to the front, tiled floor, security control, radiator, halogen down lighting, doors lead into the cloakroom, lounge/dining room and kitchen.

CLOAKROOM



6' excluding recess shelf x 3' 8" (1.83m x 1.12m) low level WC, wash hand basin set into vanity unit with mixer tap, hatch to the loft, halogen down lighting, extractor fan, tiled floor, wall mirror incorporating lighting.

LOUNGE/DINING ROOM



19' 3" x 14' 2" narrowing to 13' (5.87m x 4.32m) vaulted ceiling with exposed beams, open brick fireplace with light Oak bressumer beam, exposed brick work to ceiling height, display niche, tiled hearth, fireplace draughts, Oak floor, three sealed unit double glazed multi paned windows to the front with fitted blinds, two radiators, sealed unit double glazed multi paned window to the rear enjoying a lovely outlook and with fitted blind, tv aerial point, thermostat control for the central heating, 4 wall lights, 2 centre ceiling lights.

KITCHEN/BREAKFAST ROOM



15' 4" x 12' 10" (4.67m x 3.91m) range of ground and wall cupboards with Oak fronted doors, granite worktops incorporating one and a half bowl stainless steel sinks, mixer tap, cupboard under, tiled floor, two sealed unit double glazed multi paned windows to the front with blinds, set of drawers including a cutlery drawer with pan drawers under, space and plumbing for a washing machine, space for a dishwasher, under cupboard lighting, built in Kenwood range style cooker with double oven, 5 ring electric hob, stainless steel extractor canopy hood over, splash back tiling, two sealed unit double glazed skylight windows, radiator, dresser unit with Oak top incorporating various cupboards and glazed fronted double cupboard with glass shelves and down lighting, Samsung American style fridge/freezer, cupboard housing an electric unit serving the central heating, cupboard housing a Megaflo hot water cylinder, halogen down lighting, door leads into an inner hall.

INNER HALL

14' 6" x 3' 10" narrowing to 3' 2" (4.42m x 1.17m) sealed unit double glazed skylight window, halogen down lighting, tiled floor, radiator, doors lead into the bedrooms and bathrooms.

BEDROOM 1



19' 2" max including passageway narrowing to 12' 9" including wardrobes x 12' 8" (5.84m x 3.86m) two sealed unit double glazed multi paned windows with obscure glazing, radiator, range of built in wardrobe cupboards, dimmer switch, television aerial point, tiled floor, halogen down lighting.

BEDROOM 2



11' 10" x 9' narrowing to 8' 5" (3.61m x 2.74m) carpet, radiator, two sealed unit double glazed multi paned windows to the front with blinds, halogen down lighting.

BATHROOM



9' 8" x 8' 5" (2.95m x 2.57m) panelled bath with mixer tap and hand shower, large wash hand basin with mixer tap, wall-mounted mirrored cabinet, low level WC, shower cubicle, half tiled walls, tubular heated towel rail, halogen down lighting, shaver point, carpet, sealed unit double glazed window with obscure glazing.

OUTSIDE

OUTSIDE



There is a front area which provides parking for Elan Coach House and for the owners of the apartments within Elan House. Please note there is no garden.

PARKING

There is parking for two vehicles.

TENURE

The property is leasehold. The lease is for 125 years from September 2006.

MAINTENANCE CHARGE

We understand that the maintenance charge is circa £150.00 per month inclusive of ground rent. This covers building insurance, general maintenance and upkeep of common parts.

COUNCIL TAX: BAND F