



IDE HILL

SEVENOAKS, KENT

Guide Price £495,000 Freehold

JACKSON-STOPS



DUSTWOOD COTTAGE
GOATHURST COMMON, IDE HILL, KENT
TN14 6DA

***NO ONWARD CHAIN * CHARMING COTTAGE WITH A
GOOD SIZED GARDEN AND PARKING ON THE OUTSKIRTS OF
IDE HILL VILLAGE, JUST 4 MILES FROM SEVENOAKS TOWN
AND STATION**



DESCRIPTION

Semi-detached cottage of 1041 sq ft, featuring three bedrooms and two reception rooms with period features and wood-burning stoves. The property enjoys a good sized garden and is situated in the hamlet of Goathurst Common, with plentiful walking opportunities and close to village amenities at Ide Hill and within four miles of Sevenoaks town and station.

FEATURES

- The property is entered into a spacious sitting/dining room with beamed ceilings, a traditional fireplace with wood-burning stove and windows overlooking the front garden, with views through the glazed rear lobby towards the garden.
- Adjacent to the sitting room, the dual-aspect kitchen is fitted with a range of wooden units, granite worktops and a Belfast sink, complemented by slate flooring. There is ample space for a range-style oven, dishwasher, washing machine, dryer, fridge and freezer.
- At the rear of the property, a hall accessed from the kitchen provides useful storage cupboards and a door to the garden. Adjacent is the family bathroom, fitted with a bath and hand-held shower.
- A conservatory-style lobby links the sitting/dining room to the garden and features an attractive exposed brick wall. This versatile space would make an ideal home office.
- Overlooking the front garden and adjoining the sitting/dining room, the cosy snug features carpeting, a wood-burning stove and a spiral staircase leading to the third bedroom.
- To the first floor, accessed via the staircase from the sitting/dining room, are two double bedrooms, both featuring exposed beams and spacious fitted oak wardrobes. One overlooks the front and the other the rear of the property.

- The third bedroom is accessed independently via the snug, creating a private retreat. It enjoys a dual aspect to the front and side.
- The Southeast facing garden is mainly laid to lawn and bordered by mature shrubs, with a patio adjoining the house, together with a large garden shed, wood store and gated side access adjacent to a horticultural nursery. To the front, the private paved and gravel driveway provides ample parking for two cars.

SITUATION

The property is situated in the hamlet of Goathurst Common, on the outskirts of Ide Hill, a village within the civil parish of Sundridge with Ide Hill, in the Sevenoaks District. It stands on one of the highest points of the sandstone ridge. Local Shopping: Ide Hill, Brasted, Sundridge and Westerham.

The larger town of Sevenoaks (3.6 miles) has a comprehensive range of educational, recreational and shopping facilities, together with Sevenoaks mainline station (3.8 miles) which serves London Charing Cross and Cannon Street with fast and frequent services (London Bridge from 22 minutes).

The historic town of Westerham and Chartwell, former home of Sir Winston Churchill, are close by. Hever Castle of Anne Boleyn and Penhurst Place are located in nearby villages. Access to the M25 at Junctions 5 and 6 linking with the other motorway networks, Gatwick, Heathrow and Stansted airports, the Channel Tunnel and Bluewater shopping centre.

PROPERTY INFORMATION

- Services: Mains electricity, water and drains. Air source heat pump.
- Local Authority: Sevenoaks District Council
- Council Tax band: E (£3,058.88 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

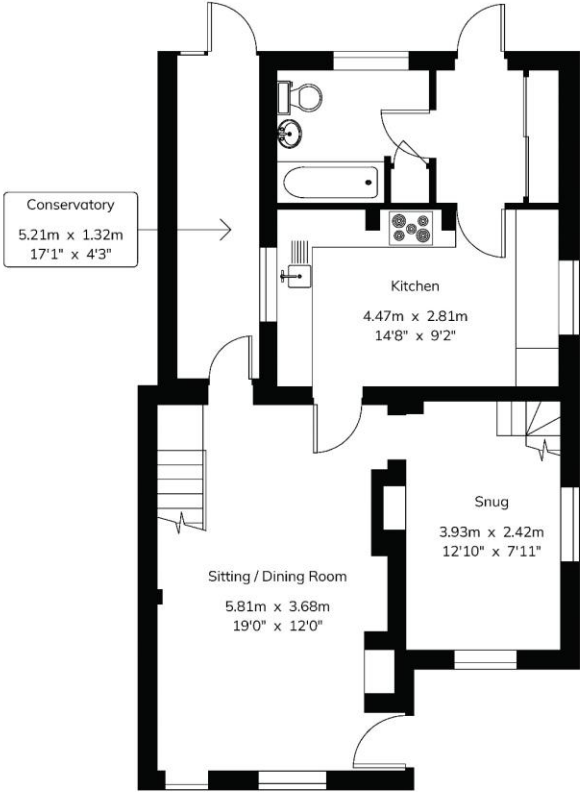
From Sevenoaks High Street proceed in a southerly direction and take the first turning on the right onto Oak Lane and continue for 0.8 miles and turn right onto Dibden Lane. Continue for 0.9 miles and at the T-junction turn left onto Bessels Green Road. Continue for 1.6 miles and Dustwood cottage can be found on the left-hand side shortly after The Pheasant Plucker and directly before Newlands Garden Centre.



IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

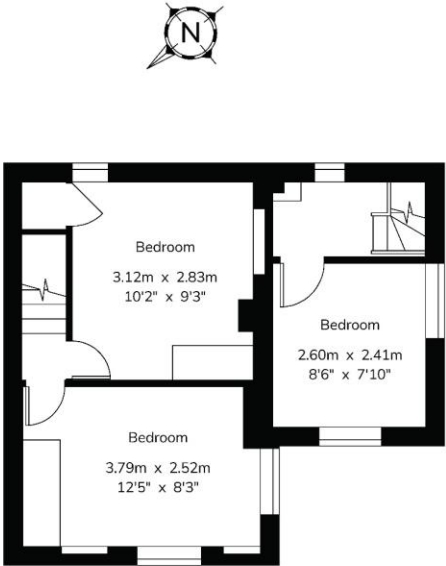
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Ground Floor

Dustwood Cottage

Gross Internal Area : 96.8 sq.m (1041 sq.ft.)



First Floor



SEVENOAKS

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onTheMarket.com

rightmove

Zoopla

The Property Ombudsman



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