

IDE HILL

SEVENOAKS, KENT

Guide Price £1,300,000 Freehold

JACKSON-STOPS

QUARRY COTTAGE
HANGING BANK, IDE HILL, SEVENOAKS, KENT
TN14 6JE

STUNNING PANORAMIC VIEWS FROM THIS WELL MAINTAINED, LIGHT FILLED SPACIOUS COTTAGE NESTLED WITHIN WOODLANDS IN THE HEART OF THE WEALD HIGH ON THE SANDSTONE RIDGE OVERLOOKING BOUGH BEECH RESERVOIR AND SURROUNDING COUNTRYSIDE



DESCRIPTION

Approached through peaceful woodland, this beautifully maintained cottage, with parts dating back to the 1850's, enjoys stunning panoramic views across the valley towards Bough Beech Reservoir. Set on the sandstone ridge, the property features an open-plan kitchen/dining area, spacious sitting room with large windows and bi-fold doors designed to maximise the spectacular outlook. The cottage offers four bedrooms, two bathrooms, a double garage with office space, and landscaped gardens with multiple seating and entertaining areas, all perfectly positioned to enjoy the breathtaking surroundings.

FEATURES

- Approached via steps through the beautifully landscaped garden, the property welcomes you through a covered porch into an entrance hall, where striking sightlines frame the far-reaching views beyond. High ceilings and windows create an immediate sense of space and light throughout the principal living areas. There is a cloakroom and storage cupboard.

- Double glazed doors open into the kitchen/dining room, flooded with natural light and enjoying uninterrupted views across the Weald. Designed by David Haugh Kitchens, the contemporary kitchen features sleek cabinetry, a peninsula island, granite worktops and integral blinds within the double-glazed windows. A comprehensive range of integral appliances includes Neff steam and combi microwave ovens, a warming drawer, induction hob, Miele dishwasher and space for an American-style fridge/freezer.

- The adjoining utility room with Butler sink, space for a washing machine and tumble dryer and direct access to the garden.

- Pocket doors connect the dining room to the sitting room, allowing the spaces to flow seamlessly for entertaining. Triple-aspect windows and bifold doors maximise the spectacular panoramic rural views, while a wood-burning stove provides an additional focal point.

- The bedroom accommodation is arranged on the lower ground floor, centered around a landing with fitted storage.



- The principal bedroom enjoys tranquil garden and countryside views, with ample space for wardrobes and a stylish ensuite wet room featuring a rainfall shower.

- There are two further generous double bedrooms, both overlooking the garden and fitted with wardrobes, one benefitting from direct garden access. A fourth single bedroom also enjoys garden views. These rooms are served by a well-appointed family bathroom with a freestanding bath and separate shower.

- The tiered gardens have been thoughtfully designed to complement the property's unique ridge setting, providing access from both levels of the house to a variety of seating and entertaining terraces. Lovingly maintained by the current owners, the grounds feature expansive lawns, mature shrubs and flowering borders, a productive vegetable garden and a charming woodland garden. Surrounded by mature trees and carefully curated planting, the gardens take full advantage of the exceptional panoramic views across the Weald and Bough Beech Reservoir, creating a peaceful and private retreat.

- Further benefits include a double garage, with part converted into a home office, together with a covered parking area accommodating at least two cars.



SITUATION

The property is 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. With local Shopping in Ide Hill, Brasted, Sundridge and Westerham.

The larger town of Sevenoaks (4 miles) with comprehensive range of educational, recreational and shopping facilities, together with Sevenoaks mainline station (4.6 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.

VIEWINGS

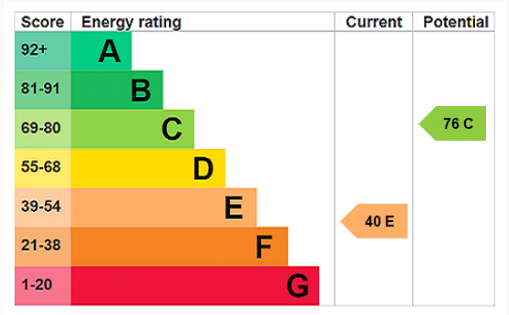
Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Sevenoaks High Street proceed in a southerly direction and take the first turning on the right into Oak Lane follow this road until you reach Gracious Lane Bridge where you will turn right over the bridge and take the first turning on the right into Gracious Lane. Follow the road for 2 miles and as you descend on the bend turn left onto Hanging Bank, before the Ide Hill Community Hall. As you enter Hanging Bank fork left up the track/bridle way. Quarry Cottage is at the end of the track.

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.









PROPERTY INFORMATION

- Services: Mains electricity, water. Private drainage and oil.
- Local Authority: Sevenoaks District Council
- Council Tax band: G (£4,171.20 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

1. 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.

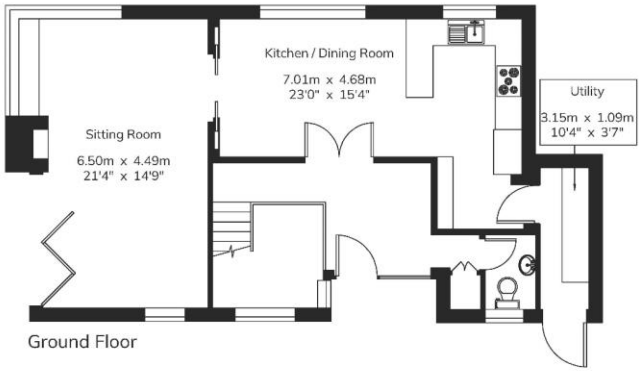


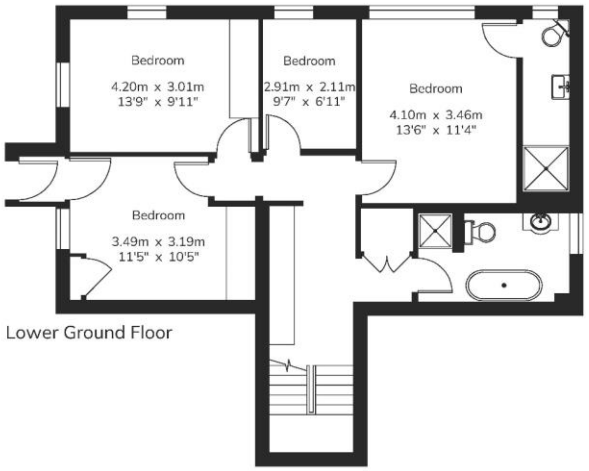
Quarry Cottage

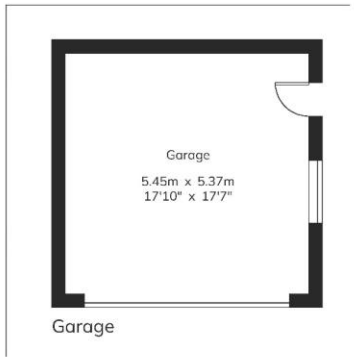
House - Gross Internal Area : 150.9 sq.m (1624 sq.ft.)

Garage - Gross Internal Area : 29.2 sq.m (314 sq.ft.)











For Identification Purposes Only.

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