

Ibbett Mosely

Chart Lane, Toys Hill, TN16 1QG


bbett Mosely

"Available free of chain"
In a beautiful rural location Weardale Bungalow is considered to be an ideal retreat for those wanting to distance themselves away from the hustle of a busy inner city location. This delightful three bedroom detached bungalow is situated in a wonderful location adjoining National Trust Ancient Woodland in the Kent Downs Area of Outstanding Natural Beauty and the Green Belt.

- Three Bedrooms
- Bathroom
- Sitting Room
- Kitchen
- Sun Room
- Utility Area
- Oil Central Heating
- Double Glazing
- Double Garage, Parking and Large Greenhouse
- Secluded Gardens Adjoining Ancient Woodland

## PRICE

Price Leasehold £650,000

## TOYS HILL

The property is situated in a stunning rural woodland setting at Toys Hill, close to the village of Ide Hill, about 1.7 miles, The village of Ide Hill occupies a stunning elevated position surrounded by glorious countryside in an Area of Outstanding Natural Beauty where you will find superb walking, cycling and riding routes. Within the village of Ide Hill you will find a pub, local store and post office and a primary school. The village of Brasted is about 2.75 miles from the property again with a village shop and public houses. Sevenoaks is the main town serving the area and is about 5.5 miles with excellent shopping facilities and main line station to central London. There is a good choice of state and private schools in the area. M25 access junction 5 is about 4 miles.

## BRIEFLY THE ACCOMMODATION COMPRISES

Sun room with utility area, entrance hall, sitting room with log burning stove. kitchen, three bedrooms and modern bathroom.

Outside: Double Garage, ample parking, large greenhouse. There is a boiler cupboard with combi oil boiler for central heating and hot water.

The Large Garden: Includes a hardwood sun deck with balustrade, pergola and sun canopy, there are sweeping lawns, flowering trees and shrubs.

## THE LEASE

The property is held under the terms of a 99 year lease from the National Trust, the lease was granted on the 30th of











August 2005 with an annual ground rent which at the present time is £633.90

Our clients are currently in negotiation with the National Trust to extend the current lease.

A copy of the lease is available if requested.

## INSURANCE

The freeholders insure the property and reclaim the premium from the occupiers.

## SERVICES

Mains water and electricity, the property has a joint septic tank drainage system.

There is no mains gas to the property.

## NOTE

The initial part of the drive is shared with Weardale Cottage and a legal right of access is reserved.

## COUNCIL TAX

Sevenoaks District Council - Band D

## ROUTE TO VIEW

From Westerham proceed on the A25 into Brasted, take the second road on the right (Chart Lane) and continue for about 2.5 miles going through Brasted Chart.
Pass Emmetts Lane on the left and then take the first drive on the right, follow the drive and take the right turn which will lead to the property.





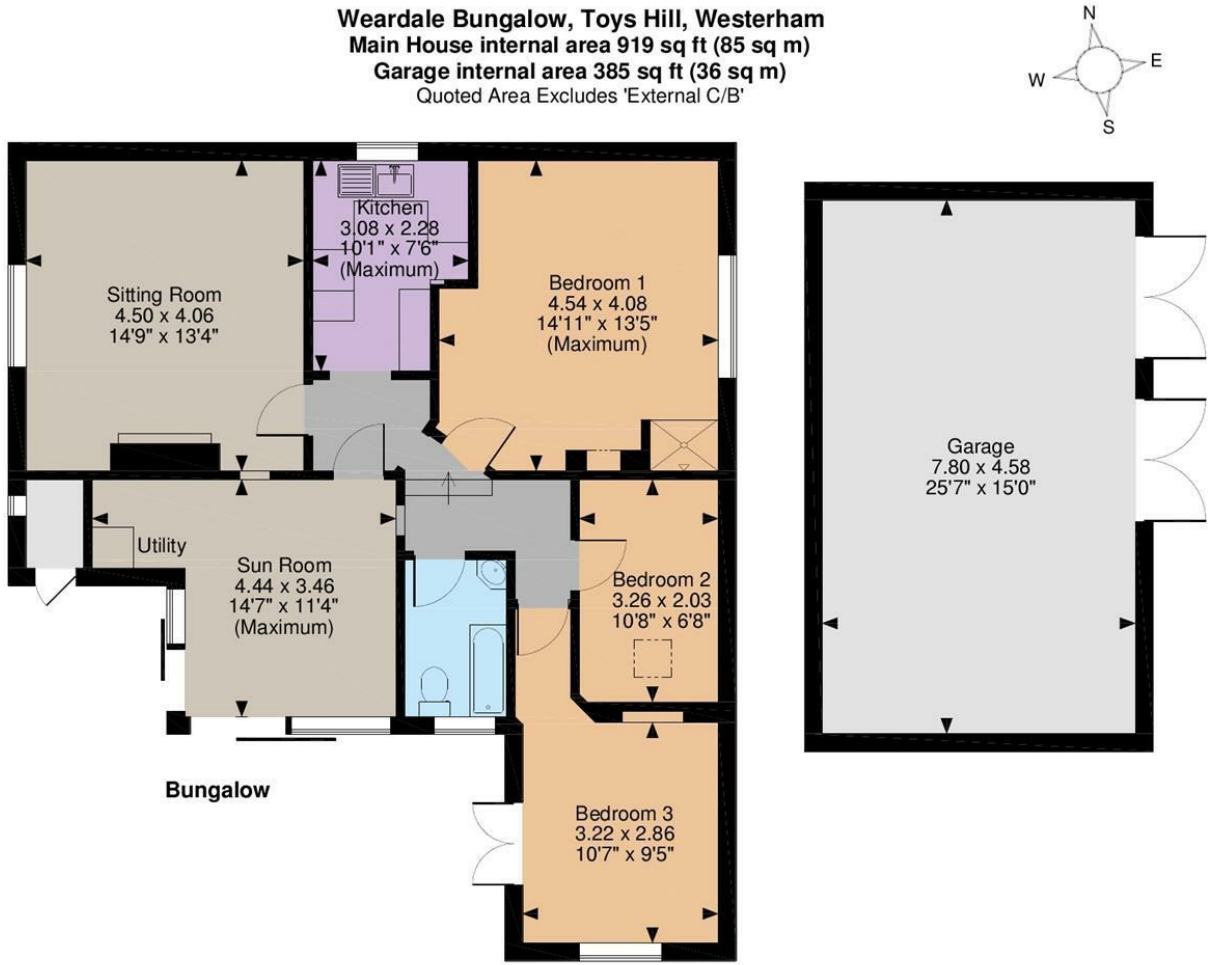








**Weardale Bungalow, Toys Hill, Westerham**
**Main House internal area 919 sq ft (85 sq m)**
**Garage internal area 385 sq ft (36 sq m)**
Quoted Area Excludes 'External C/B'




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Ibbett Mosely

**Westerham 01959 563265**

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**www.ibbettmosely.co.uk**

EPC Rating- E

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