



Elegant and spacious top floor apartment within a stunning period house on the Emmetts Estate. Beautiful rural location approximately 1 mile from the centre of Ide Hill village and a short drive to Sevenoaks.

£795,000 **Leasehold**



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Emmetts Lane, Ide Hill, Sevenoaks

 Bedrooms: 3

 Bathrooms: 2

 Receptions: 1

- Beautiful country house
- Idyllic location
- Far reaching views
- Garage & parking
- Chain free



Elegant and spacious top floor apartment within a stunning period house on the Emmetts Estate owned and run by the National Trust. Beautiful rural location approximately 1 mile from the centre of Ide Hill village and a short drive to Sevenoaks. Fantastic far reaching views.

Impressive main entrance leading to a grand entrance hall with stairs to private flat entry. The accommodation comprises an entrance hall with large closet. Spacious reception room with a gas fire and amazing views. Kitchen/breakfast room, appliances include a gas hob, electric oven, fridge-freezer, dishwasher and microwave.

Principle double bedroom, bathroom with shower attachment and airing cupboard. One further double bedroom & shower room with washing machine. Third double bedroom on the top floor.

Communal gardens and woodland. Parking. Two garages.

UTILITIES/KEY INFORMATION

Mains electricity/water/sewerage

Heating: LPG gas

Tenure: Leasehold

Currently 82 years remaining on the lease however a new lease is being agreed to extend to 950 years with no cost involved for the buyer.

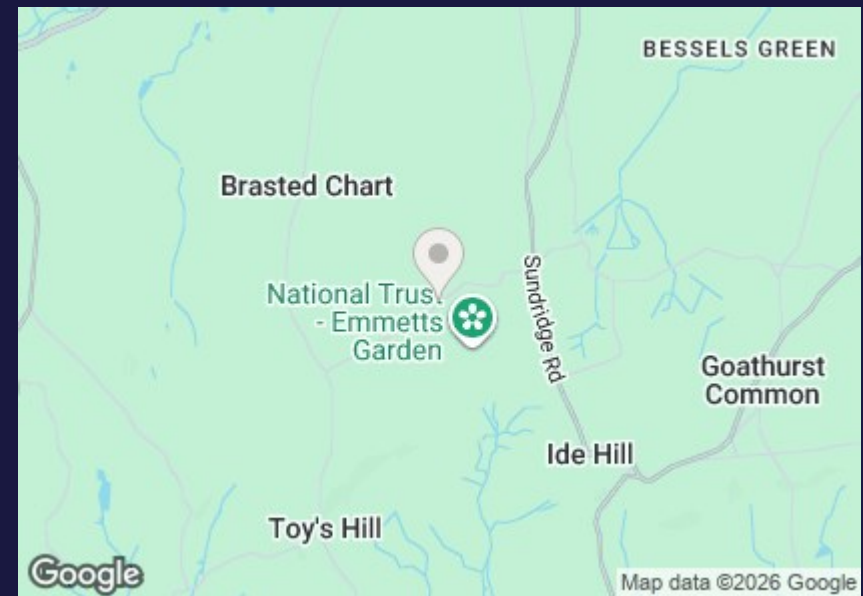
Service Charge: TBC

Ground Rent: £110.00 PA

Local authority: Sevenoaks District Council

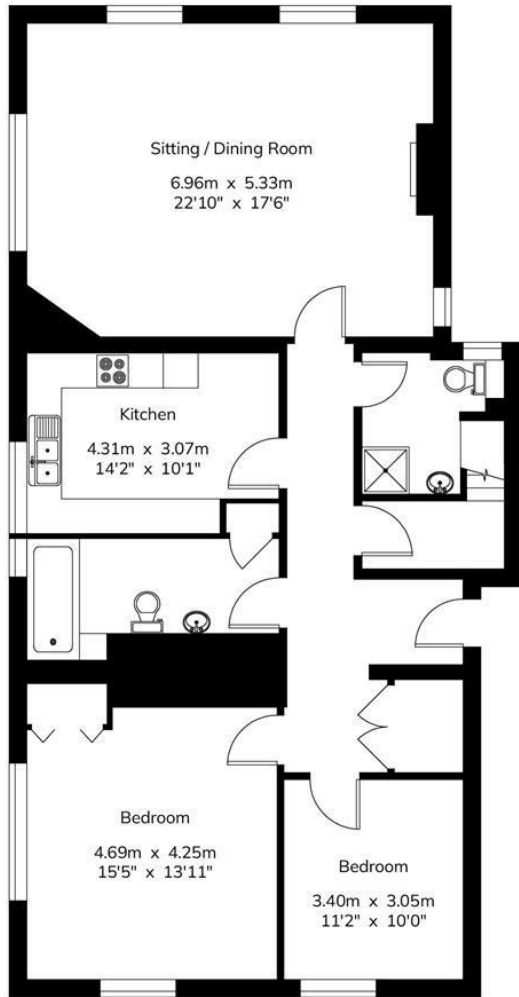
Council Tax Band: F





1½ miles south of A25 on Sundridge to Ide Hill road, 1½ miles north of Ide Hill off B2042. From Sevenoaks get onto the A25 towards Brasted and Sundridge. Once in Sundridge turn left onto Church Road. Continue onto Sundridge Road and turn right into Emmetts Garden.

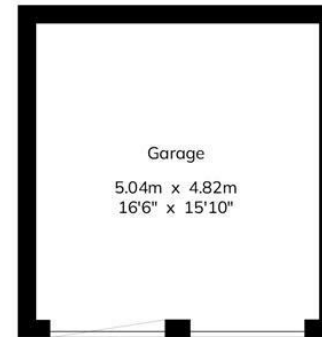
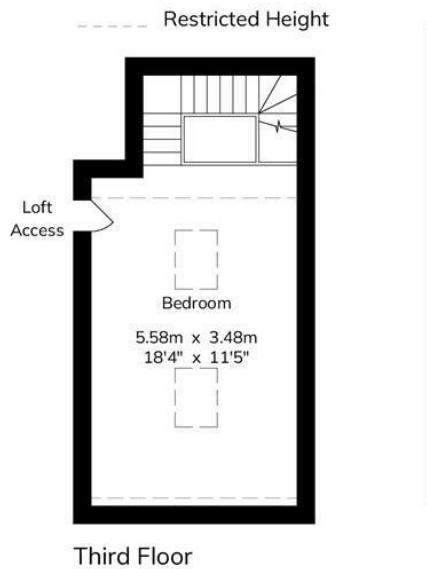




Second Floor

Apartment 5 Emmetts House

House - Gross Internal Area : 144.2 sq.m (1552 sq.ft.)
 Garage - Gross Internal Area : 24.3 sq.m (262 sq.ft.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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