

Toys Hill House

Toys Hill, Westerham, Kent, TN16 1QG



Jackson-Stops
& Staff



People **Property** Places

An exceptional period property, wholly transformed by the current owners with breathtaking elevated views in this popular National Trust location

Guide Price £2,500,000

Summary

Main House:

- o Entrance Hall
- o Dining Hall
- o Drawing Room
- o Sitting Room/Playroom
- o Study
- o Kitchen/Breakfast/Family Room
- o Utility/Boot Room
- o 2 Cloakrooms
- o Master Bedroom Suite
- o 4 further Bedrooms
- o 2 further Bath/Shower Rooms

Annexe:

- o Kitchen
- o Living Room
- o Cloakroom
- o Games Room
- o Double Bedroom
- o Shower Room

- o Double Garage
- o Garden Store
- o Gardener's "Cottage"
- o Just under 3 Acres

Situation

Toys Hill is a popular rural hamlet located about 2 miles south of Brasted, comprising more than 200 acres of National Trust woodland designated as a Site of Special Scientific Interest due to its

abundant wildlife. The stunning landscape offers wonderful opportunities for walking, cycling and riding. Conveniently, despite the sylvan setting, the property is not far from the shops, schools, leisure and recreational facilities in Brasted (2.5 miles), Westerham (4 miles) and Sevenoaks (5.8 miles), and is well placed for access to transport links, being only about 30 miles from central London.

Sevenoaks mainline station (about 6 miles) has fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street from about 35 minutes.

The area is well supplied with highly regarded preparatory, public and independent schools including Combe Bank School for Girls at Sundridge, Hazelwood School (mixed) at Limpsfield Chart, Sevenoaks and Tonbridge Public Schools, Russell House and St Michaels pre-schools in Otford, Walthamstow Hall in Sevenoaks (Girls), and grammar schools for both Boys and Girls in Tonbridge and Tunbridge Wells.

Description

Toys Hill House is a handsome Victorian detached house, built in 1897 by Arnold Mitchell, an acclaimed Arts & Crafts architect of the day. The elevations are of locally sourced mellow Limpsfield ragstone.

The current owners have remodelled and fully refurbished the entire house whilst retaining much of its period character and charm. It is beautifully presented throughout and finished to a high specification incorporating retained period features and elegant interior design.

Undoubtedly one of the fundamental features of the property is the stunning panoramic view across the Weald of Kent from the Greensand Ridge.

In addition to the main house there is a detached 1 bedroom self-contained annexe with the double garage. This building has planning permission in place [SE/13/01278/HOUSE] for a rear extension and internal remodelling.





Features

- stone mullion, predominantly lead light sealed unit double glazed windows.
- oak panelling and oak strip flooring in the Dining Hall.
- ceiling relief in the drawing room.
- picture and dado rails.
- Stovax wood burning stove in the Dining Hall with stone surround and hearth and oak mantle. Jøtul stove in the Family/Breakfast Room. Victorian style open fireplace in the Drawing Room with stone surround. Cast iron radiators. Heated towel rails. Underfloor heating in the Bathrooms, Entrance Hall and Family/Kitchen/Breakfast Room.
- Attractive hardwearing Amtico 'oak' flooring through the Family/Kitchen/Breakfast Room.
- Bi-fold and French doors out to the rear terrace from the Family/Kitchen/Breakfast Room.
- White gloss Kitchen with Silestone quartz worktops and integrated Neff appliances including an induction 5 ring hob with contemporary glass/stainless steel extractor over, conventional oven and combination/steam oven with fold-away doors, coffee maker, warming drawer, dishwasher and undermount fridge (space for two tall fridge/freezers or an American style fridge freezer, washing machine and tumble dryer in the adjoining utility room). Additional features include pan drawers, a pull out larder, soft close hinging and a breakfast bar.
- some shutters and venetian blinds.
- Well planned lighting including dimmer switch downlighters, wall lights and cornice uplighting in the Drawing Room.
- Quality white bathroom suites with complimentary tiled flooring and part-tiled walls.
- Spacious Master Suite with two walk-in wardrobes and En Suite Bathroom.





Outside

The house is set into the Greensand Ridge on Toys Hill and as such the ground descends away from the house to the south-east. There is a broad paved terrace along the rear of the house from which to enjoy the panoramic views. Bi-fold and French doors opening out from the Kitchen / Breakfast / Family Room. There is also a loggia accessible from the Dining Hall and Drawing Room with stone steps leading down to this terrace.

The immediate grounds have been landscaped to provide stretches of lawn with pathways, steps and shrub beds in addition to a colourful array of azaleas. There is also a kitchen garden with greenhouse.

Part of the grounds are wooded with pathways running through them. Hidden in the woods is a quaint Gardener's Cottage (comprising one room with a fireplace) and a curved stone folly ruin.

In addition to the gravel parking area to the front of the house there is parking at the bottom of the garden, accessible via right of way over Garden Close a little further down the hill.

In all approx 2.9 acres.

Property Information

Services Oil fired central heating. Mains water and electricity. Private cesspit drainage.

Local Authority Sevenoaks District Council,
01732 227000
Council Tax Band H

Fixtures and fittings Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

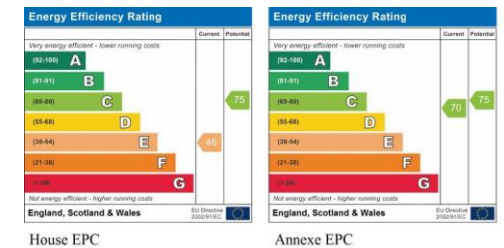
Viewing Strictly by appointment through Jackson-Stops & Staff. Tel: 01732 740600

Directions

From the M25, take the A21 junction 5 exit and then take the second exit towards Westerham (A25). Follow the A25 west for about 2 miles, through Sundridge and into Brasted. In Brasted turn left into Chart Lane, signposted towards Brasted Chart and Toys Hill. Continue on this road for about 2.3 miles, through Brasted Chart. Toys Hill House will be found on the left-hand side, a little way past the Fox & Hounds pub on the left.

Private Finance

Jackson-Stops & Staff 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.



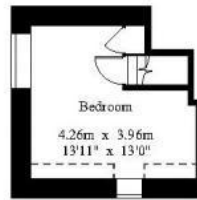
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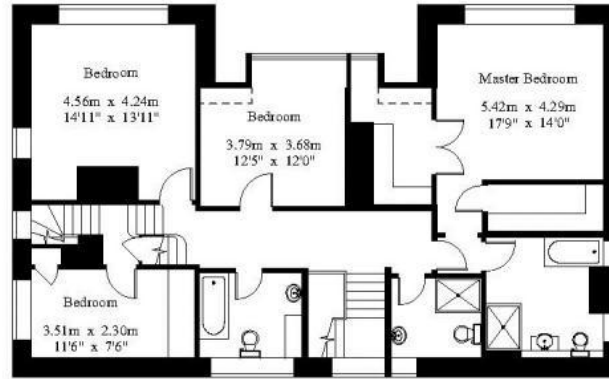


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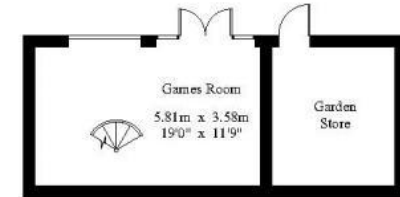


Upper First Floor

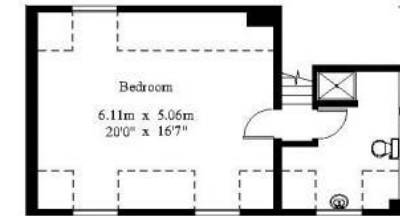


First Floor

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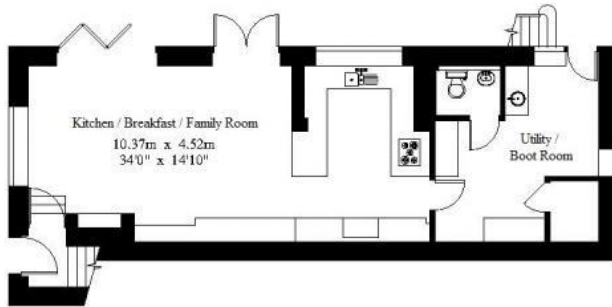


Lower Ground Floor

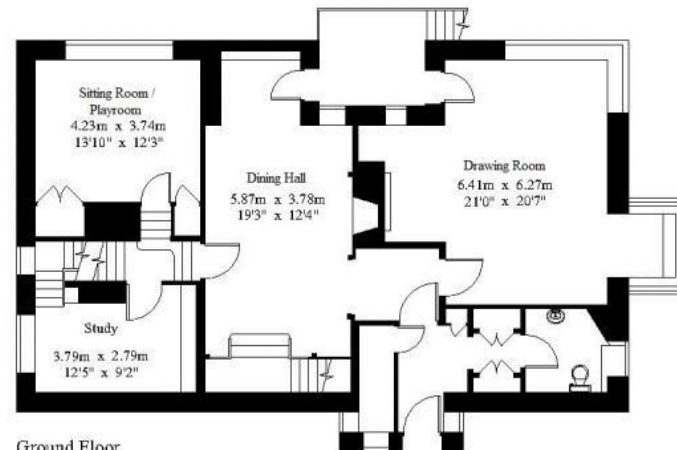


First Floor

--- Restricted Height



Lower Ground Floor



Ground Floor

Toys Hill House - Annexe

Gross Internal Area : 163.1 sq.m (1755 sq.ft.)



Ground Floor

Toys Hill House

Gross Internal Area : 334.7 sq.m (3602 sq.ft.)