



TRANQUILITY AMIDST 70 ACRES

MARSH GREEN, EDENBRIDGE, KENT,

A detached 5 bedroom house in truly rural setting in just under 70 acres. Private 'off road' location.

Offers in Excess of £1,450,000 Freehold



*"There are stunning views
from the house over
its own lake"*

RESIDENTIAL SALES LINGFIELD OFFICE
27 High Street, Lingfield, Surrey, RH7 6AA
www.robertleech.com lingfield@robertleech.com 01342 837783





SPECIFICATION

- Master bedroom, jack and jill ensuite shower room
- 4 further bedrooms
- Family bathrooms
- Entrance hall
- Double aspect drawing room, open fireplace, patio door with view over lake and gardens
- Dining room
- Sitting room, large inglenook fireplace, sliding doors providing views over lake
- Kitchen opening to breakfast area
- Utility room, lobby to garden
- Oil fired central heating

- Detached agricultural barn (23m x 18m) steel framed, partly clear span with water supply. Currently with sand surface for **lunging area**. Tractor storage area.

- Stable yard, detached timber stable block, concrete forecourt, water and power.
- Open hay store - 6'4" x 17'
- Tack room - 11'4" x 7'11"
- Store room - 11'4" x 8'2"
- Stables 1 & 2 - 11'3" x 11'6"
- Stable 3 - 11'3" x 16'6"
- Open barn garage block 19'3" x 17'8", 2 bay open garaging, rear workshop room over, adjacent enclosed garage

- The land extends to just under 70 acres of mainly pasture, private stocked lake, formal gardens and small area of woodland (a public footpath crosses the land).



DESCRIPTION

Believed to date from around the late 19th century, the property was converted from 2 former farm worker's cottages and was once part of a larger estate. The present property is now situated in just under 70 acres and a major feature is the privacy of the location. The house occupies a truly idealic setting overlooking a stocked lake.

The accommodation is adaptable, having the benefit of 2 staircases either side of the property. The principal rooms have spectacular views across the lake and own land beyond.

The property will particularly appeal to those with equestrian interests. The stable yard is a convenient distance from the house and the agricultural barn is currently utilised as a surfaced riding area of 23m x 18m, as well as machinery store. There is the benefit of hacking over the property's own land and local bridleways.

A plan of the land is included in this brochure. The grounds extend to approximately 68 acres (27.5 hectares). There is a public footpath which crosses the land.

Services: oil central heating, private drainage

Local authority: Sevenoaks District Council 01732 227000





LOCATION

The property is situated at the end of a long private drive, close to the small hamlet of Marsh Green with its public house, on the Kent and Sussex border. Edenbridge is just over 2 miles with its pretty High Street and two railway stations. Historic Hever, with its medieval castle and golf course is some 4 miles distant. The larger towns of East Grinstead (about 5 miles) and Tunbridge Wells (about 13 miles) both provide a wide range of shopping facilities and amenities. Gatwick Airport is about 13 miles to the west via the M23 and the nearby A22 gives access to the M25 national motorway network.

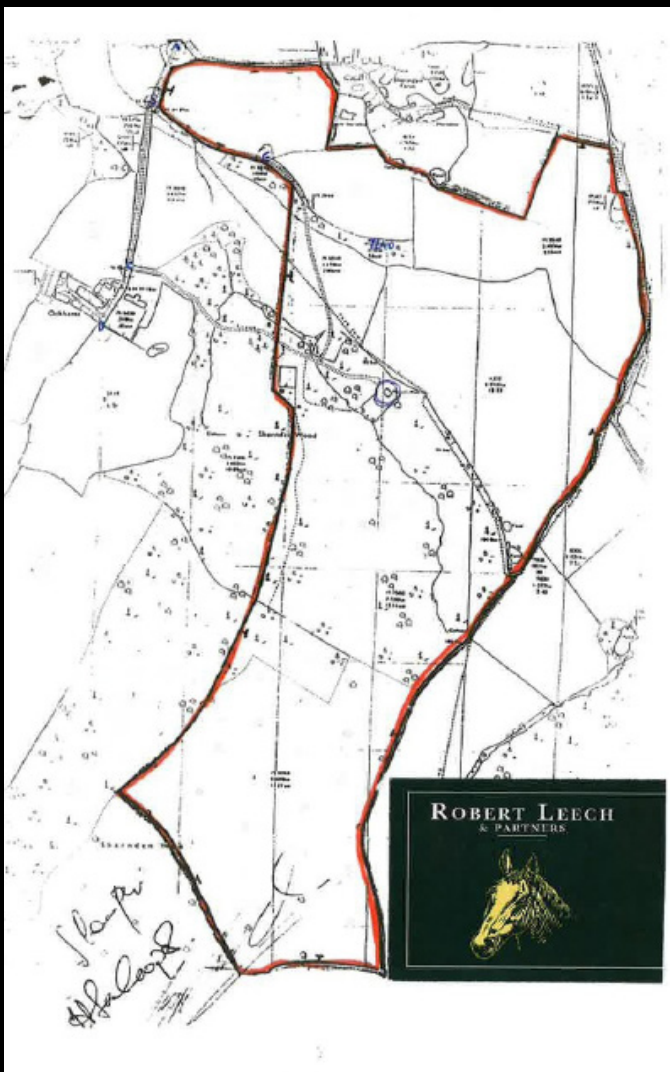
London is about 30 miles. Fast and frequent mainline rail services operate from Edenbridge Town (London Victoria and London Bridge approximately 50 minutes), Edenbridge (London Bridge approximately 50 minutes) and Lingfield (London Victoria approximately 40 minutes and London Bridge approximately 50 minutes). Recreational amenities in the area include Lingfield Park Racecourse, Bough Beech Reservoir for sailing and other water sports and Chartham Park Golf and Country Club. There is excellent walking and riding in the locality.

There are very highly regarded private schools close to the property including Holmewood House (Tunbridge Wells), Brambletye (East Grinstead) and Notre Dame (Lingfield).





LAND PLAN

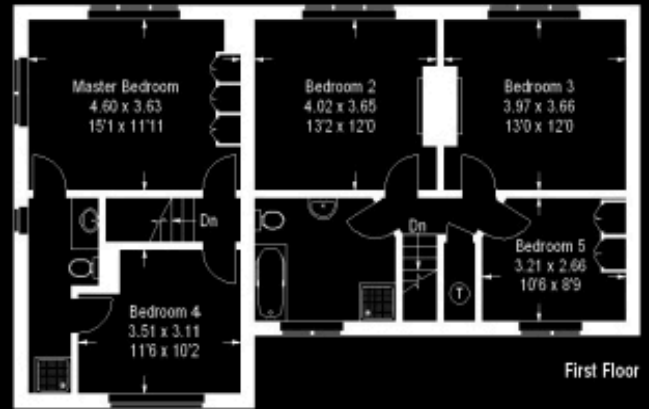
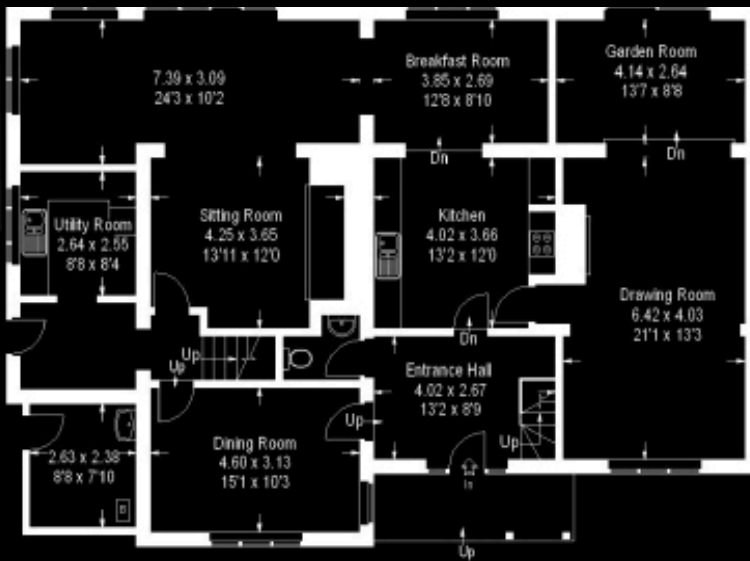


DIRECTIONS

From Edenbridge, proceed in a southerly direction on the B2068 and turn right onto the B2026. Continue for a bout half a mile and turn left, signposted Shernden Lane. Continue on the lane for about 1 mile, bearing left signposted Shernden/Ockham/The Oast House and continue around a sharp right handed bend. After a short distance, turn right into a drive signposted Ockhams. After about 50 yards, the entrance to Pierce's Platt can be found on the left, identified by a 5 bar gate and small black post box. Continue along the private driveway for about a quarter of a mile where the property will be located.



FLOORPLAN

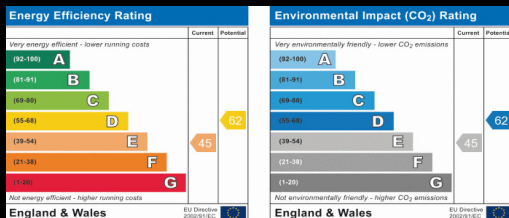


Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Any outbuildings are not shown in correct orientation to one another. Made with Floorplanz 2013.

ENERGY PERFORMANCE CERTIFICATE



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

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