



SPACIOUS ACCOMMODATION



"Within a walk of
Edenbridge and
Edenbridge Town
train stations"

Council Tax Band G

EDENBRIDGE, KENT

Property Description

An impressive and spacious extended Grade II listed Victorian wing with large rooms and a pretty walled garden. The property has flexible accommodation including three reception rooms, seven bedrooms, two bathrooms, large utility room and a bespoke kitchen. Previously the property has incorporated an annexe, which could easily be reinstated. There are many original features including high corniced ceilings

and fireplaces in many rooms. The property has recently been rewired (2 years ago) and had new plumbing (5 years ago) and been partially refurbished to include new bathrooms, kitchen and utility room. To the front there is a gravel driveway with space for parking for numerous cars and to the rear is a level walled garden, mainly laid to lawn with a patio and mature trees.

Price £749,950 freehold

RESIDENTIAL SALES OXTED OFFICE

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SPECIFICATION

Location

Close to the historic town of Edenbridge which provides comprehensive shopping facilities, leisure centre, together with Edenbridge and Edenbridge Town Stations, both within walking distance and offering services into London Bridge and the Tonbridge line. Royal Tunbridge Wells, Sevenoaks and East Grinstead are also easily accessible. Junction 6 of the M25 is approximately 12 miles away offering access to both Gatwick and Heathrow airports.

Accommodation

ENTRANCE PORCH

ENTRANCE HALL Entered via a part glazed front door, wooden floor, radiator, stairs to first floor, door to cellar, door to rear.

DINING ROOM Large window to front with wooden shutters, two radiators, fireplace, wooden floor, decorative door frame, corniced ceiling, connecting door to:-

LIVING ROOM Also accessed from Entrance Hall. With fireplace, corniced ceiling, three radiators, wooden floor and patio doors to rear.

INNER HALLWAY Built in storage cupboards with glass doors, wood floor, radiator, Velux window and window to side, door to:-

CLOAKROOM With light sensor, w.c. and wash hand basin with mixer tap built into vanity unit, part tile walls, tiled floor, heated towel rail and window to rear.

SITTING ROOM Window to front, wood floor, fireplace, two built in storage cupboards with glass doors, radiator.

LARGE UTILITY ROOM Range of wall and base units, space and plumbing for washing machine, space for tumble dryer, space for fridge, space for fridge/freezer, door to rear, tiled floor, windows to side and rear, radiator.





KITCHEN/BREAKFAST ROOM Range of bespoke, painted maple wood wall and base units with a granite worktop over and granite breakfast bar, space for double oven, induction hob, steam oven and microwave oven, space for coffee machine, integrated drawer fridge, integrated dishwasher, 1 1/2 bowl enamel sink with mixer tap window to side, two windows to front, kickspace heating.

CELLAR Accessed from Entrance Hall, with water tanks, large storage area, power and light.

First Floor

HALF LANDING Window to rear.

BATHROOM With light sensor, P shaped bath with shower over, w.c. and wash hand basin built into vanity unit, heated towel rail, window to side, fully tiled walls and floor.

BEDROOM Two windows to side, radiator.

BEDROOM/STUDY Window to front and rear, radiator, fireplace.

BEDROOM Window to front, radiator. Formerly used as kitchen, therefor existing plumbing.

Stairs to first floor landing

BEDROOM Radiator, built in wardrobe, fireplace, window to rear, interconnecting door to:-

BEDROOM Radiator, fireplace, built in wardrobe, window to front.

BEDROOM Fireplace, built in wardrobe, radiator, window to front.

HALF LANDING Door to loft area, radiator, window to rear.

SECOND FLOOR LANDING Door to loft area with storage and housing boiler, separate loft hatch.

BATHROOM Two wash hand basins with mixer tap built into vanity unit, w.c., multi head shower cubicle,

fully tiled walls and floor, heated towel rail.

BEDROOM Built in wardrobe, window to front with window seat under, fireplace, radiator.

BEDROOM Window to rear, radiator, fitted wardrobes, fireplace.

Outside

FRONT Large gravel driveway providing off road parking for numerous cars, hedging to screen off front of house.

REAR GARDEN Walled garden mainly laid to lawn with a patio area, sun loggia, fruit trees, mature trees and shrubs, side access.

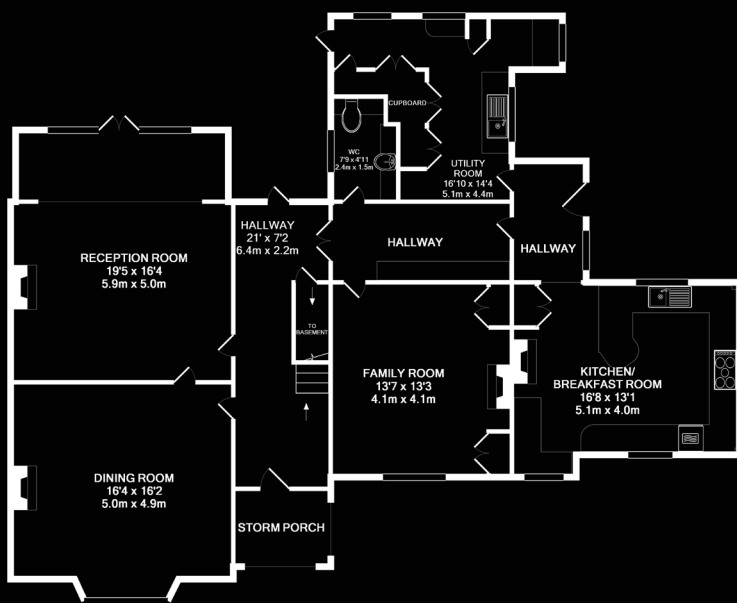
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best score: 100 (most) - lower rating: worse			
95-100	A	100-109	A
81-94	B	91-100	B
69-80	C	81-90	C
55-68	D	71-80	D
43-54	E	61-70	E
31-42	F	51-60	F
13-30	G	41-50	G
Best possible efficiency: higher rating: better		Best possible efficiency: higher CO ₂ emissions: worse	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.



FLOORPLAN

"An impressive and spacious Victorian wing with a pretty walled garden."

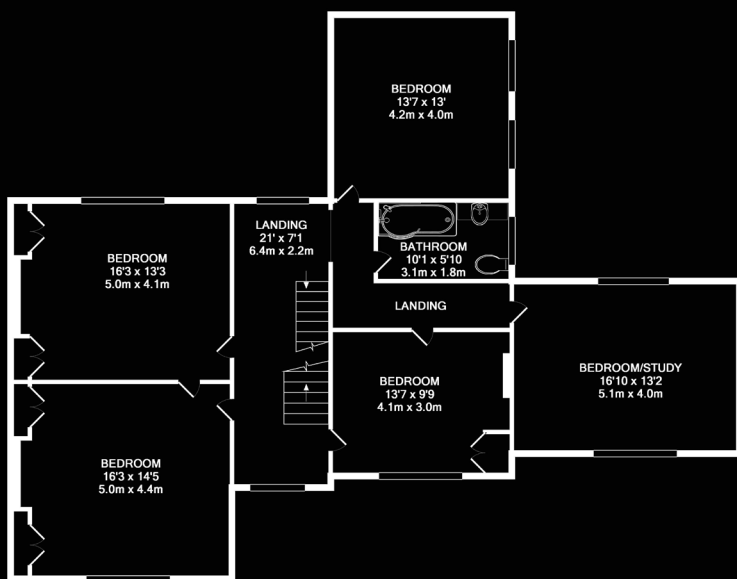


GROUND FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 3369 SQ. FT. (313.0 SQ. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This 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.
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1ST FLOOR

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