



Edenbridge, Kent

Robert  
Leech . 





An exquisite 5 bed property, with separate self contained annex situated, with over 3700sqft on Pit Lane a very desirable road in the popular Marlpit Hill area. Nestled amongst similarly substantial and high calibre dwellings, this beautiful home sits within a private plot of just under an acre, in a highly desirable position being within walking distance of mainline train stations and in the catchment areas for a sought after selection of both state and independent schools.





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This fabulous family home has been improved and extended by the current owners, the accommodation is beautifully presented, and the arrangement of the rooms creates a wonderful flow throughout. The attention to detail is clear here with a lot of thought going into the incredible and contemporary kitchen/family/dining space with adjoining utility/boot room and separate shower room. Continuing along the ground floor, and from the light and bright entrance hall, it set up perfectly for a busy family with 2 further reception rooms with the style and design running consistently throughout. The self-contained annex has been fully fitted and cleverly designed, with the lounge looking over the very secluded garden. Incorporating a kitchenette, and separate bedroom with en-suite, this really does offer huge flexibility depending on your needs. There are 5 good sized bedrooms upstairs, with two of them benefitting from en-suites. The master in particular, with huge built in wardrobe space, separate seating area, dual aspect and glorious views across the garden.

Outside and to the front, through the double gates leading into the driveway with ample parking, with a separate lawned area, you really see the size of the property. To the rear, a generous patio area is perfect for alfresco entertaining and leads to an outdoor covered area. This is a great space for seats, heaters, even for a table tennis table or pool. The garden is very private and secluded, with shed, green house and a number of raised beds for growing your own!

This truly is a wonderful family home, is a private and secluded setting, extended and updated with a contemporary feel, offering flexibility for multigenerational family. Call Robert Leech today to arrange your private tour.





## At a glance

- Detached Family Home
- Self Contained 1 Bedroom Annex
- 5 Bedrooms
- Large utility/boot room with underfloor heating
- Spacious Kitchen/Family/Dining Room
- Exceptional Master Suite
- 5 Bathrooms
- Private Parking
- Private Plot of Just Under 1 Acre
- Walking Distance to the Mainline Train Station

## Location

The small market town of Edenbridge offers excellent local shopping facilities including Waitrose. There is also a health centre and leisure pool complex. Edenbridge benefits from two mainline train stations with good links to central London. The M25 is a short drive (at Junction 6). For international travel, Gatwick airport is about 25 minutes away.

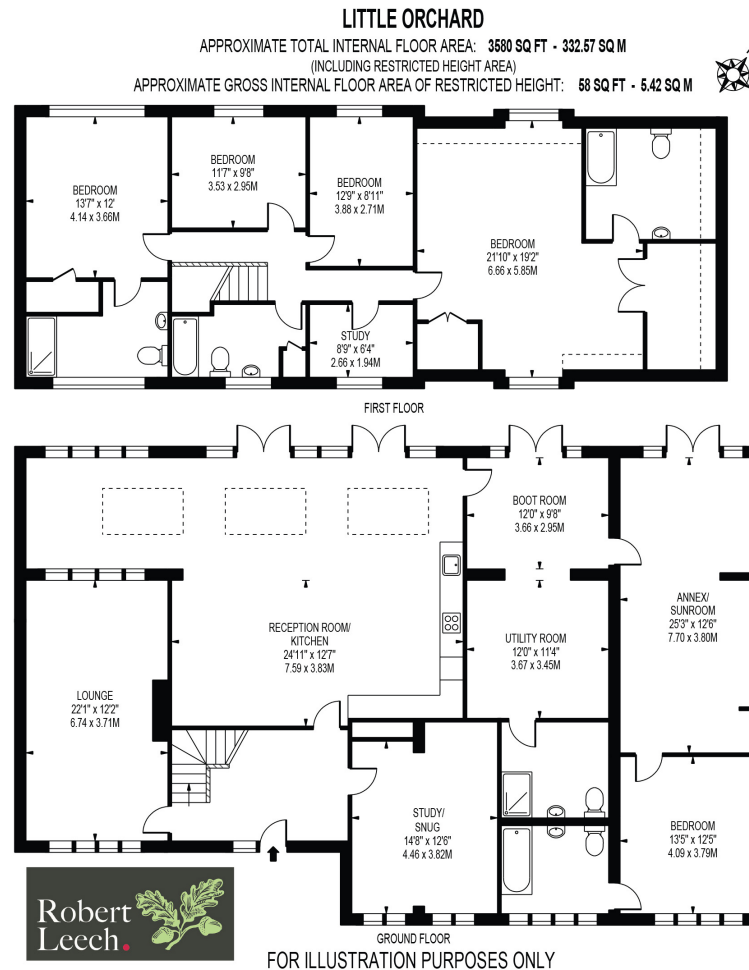
## Intrigued?

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**Robert Leech** 

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