



Edenbridge, Kent

Private  
Estates. 

PRIME PROPERTY FROM ROBERT LEECH  
LONDON & GLOBAL MARKETING



## **A DISTINCTIVE 3-4 BEDROOM DETACHED HOUSE WITH GOOD SIZED GARDENS AND PARKING, BACKING PARKLAND, WITHIN WALKING DISTANCE OF THE TOWN CENTRE**

Constructed in 1957, this detached house has been the subject of significant improvement and enlargement by the present owner creating a wonderful, modern home. The accommodation is extremely adaptable with three bedrooms and two bathrooms to the first floor, whilst on the ground floor there is a fourth bedroom or family room with en-suite cloakroom/shower room, ideal for a relative or guest. The heart of the home is a well appointed kitchen/breakfast room which is complimented by a good size utility room. The large living room/dining room with wood burning stove opens to the conservatory with views over the garden. Stepping outside, a large expanse of lawn with hornbeam hedging to one boundary leads to the large and useful summerhouse. The gardens immediately back parkland.



## Summary of Accommodation

**Ground Floor**, part ceramic tiled floors, part oak wood flooring

-Entrance Lobby, double doors to:

-Inner hallway

-Excellent Kitchen/Breakfast room, matching wall and base cabinets, granite working surfaces, integrated plate rack and equipment space, central island, double doors to rear garden, door to:

-Utility Room, matching cabinetry, granite work surface, deep sink and return door to hallway

-Delightful Living/ Dining Room, feature fireplace with 'clearview' woodburning stove, opening to:

-Conservatory, views and double doors to rear garden

-Family Room/Fourth Bedroom, Ensuite Shower/Cloak-room with white suite

## First Floor

-Principle Bedroom, excellent range of inbuilt ward- robes, door to:

-Ensuite Bathroom, with white suite

-Two Further Bedrooms, one with range of inbuilt ward- robe cupboards

-Family Bathroom, Villeroy & Boch white suite, jacuzzi bath

-Gas Fired Central Heating from radiators

-Double glazed windows and doors



## Outside

Front Garden, mainly finished in loose slate and providing ample car parking space

Rear Garden, attached log/tool store, large lawn, hornbeam hedging, flower borders, mature oak tree, pretty SUMMMER HOUSE. The rear garden extends to approximately 90 feet/27.4 meters.

## Location

Edenbridge is a traditional small market town set in the beautiful Eden Valley countryside on the Kent/Surrey border, and close to the River Eden, from which its name is derived.

The property is within walking distance of a Waitrose and the high street of Edenbridge which offers general shopping. A market is also held every Thursday, where you can purchase a wide selection of locally grown produce. A new medical practice serving the town has recently opened. There are a wide variety of sporting facilities in the area including Edenbridge leisure centre, golf at Tandridge and the renowned racecourse at Lingfield.

Edenbridge benefits from two mainline train stations with good links to central London. The M25 can be accessed at junction 6 at Godstone, and for international travel, Gatwick airport is approximately 14 miles away.

## Freehold

Additional fittings available to purchase by separate negotiation.

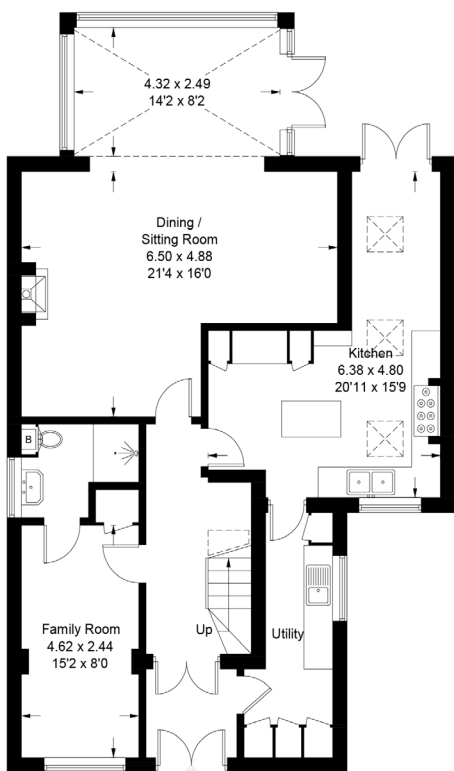
Council Tax Band F

NB: the vendor is affiliated with Robert Leech Estate Agents

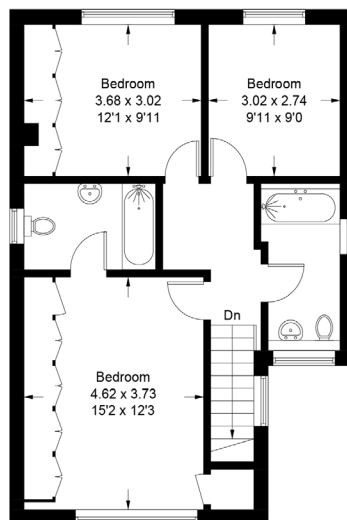




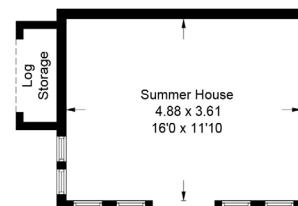
Approximate Gross Internal Area = 160.5 sq m / 1728 sq ft  
 Summer House = 17.6 sq m / 189 sq ft  
 Total = 178.1 sq m / 1917 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1160334)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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