



Near Edenbridge, Kent
Central London just 30 miles

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A PRETTY DETACHED PERIOD COTTAGE IN A RURAL LOCATION, SITUATED AT THE END OF A LONG PRIVATE LANE, ADJACENT TO WILDLIFE SANCTUARY – WONDERFUL COUNTRYSIDE VIEWS

With distinctive part tile hung elevation, this pretty period cottage is believed to have been constructed in the late Georgian period. Internally, there are many character features including exposed heavy timbers, inglenook fireplace with wood burning stove, further fireplace with stove and oak latched doors. For comfort, there are double glazed windows and oil fired central heating from radiators. Stepping outside, there is an adjacent carport and a large terrace to the rear is ideal for entertaining. Steps lead down to lawn which gently slopes from the cottage. Surrounded by nature, the cottage is a retreat with lush greenery and scenic views, ideal for those seeking a traditional country lifestyle.



Summary of Accommodation

Ground Floor

- Entrance Porch leading to Inner Hallway, opening to:
- Triple Aspect Farmhouse style Kitchen-Dining Room. Extensive range of timber working surfaces with cupboards and draws below, equipment space, double sliding patio doors to garden.
- Utility Room. Cupboard housing oil fired boiler door to:
- Cloakroom. White suite.
- Rear Hallway. Door to garden and opening to:
- Impressive Double Aspect Sitting Room. Heavy exposed ceiling timbers, inglenook fireplace with wood-burning stove, door to:
- Delightful Double Aspect Study. Fireplace with wood-burning stove, door to garden, staircase to:

First Floor

- Landing
- Triple Aspect Principal Bedroom. Ensuite Shower room and separate cloakroom.
- Bedroom 2. A double aspect room.
- Bedroom 3.
- Family Bathroom. White suite including roll top bath.



Outside

- Driveway to front, flanked by lawns and wild flowers.
- Attached double open carport, personal doors to side and rear.
- Gardens to the rear, wide stone terrace, steps down to lawn which slopes gently to the rear border.
- Gardens directly adjoin acres of wildlife meadow and woodland, enjoying superb views over the countryside.
- Grounds in all extending to about one third of an acre.

Location

The cottage can be found at the end of a private lane, set away from neighbouring properties. There are delightful views over its own gardens and the adjacent wildlife area, a Site of Special Scientific Interest (SSSI), designated to protect its natural features and heritage. The property, however, is not isolated as the traditional market town of Edenbridge is just 2 miles away, offering shopping facilities including a Waitrose. 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 2 mainline train stations. Haver station (just over 1 mile) and Cowden station (just over 2 miles) also have links to central London. The M25 can be accessed at junction 6 at Godstone, and for international travel, Gatwick airport is approximately 15 miles away.

Freehold

Council Tax Band G

Mains Electricity & Water

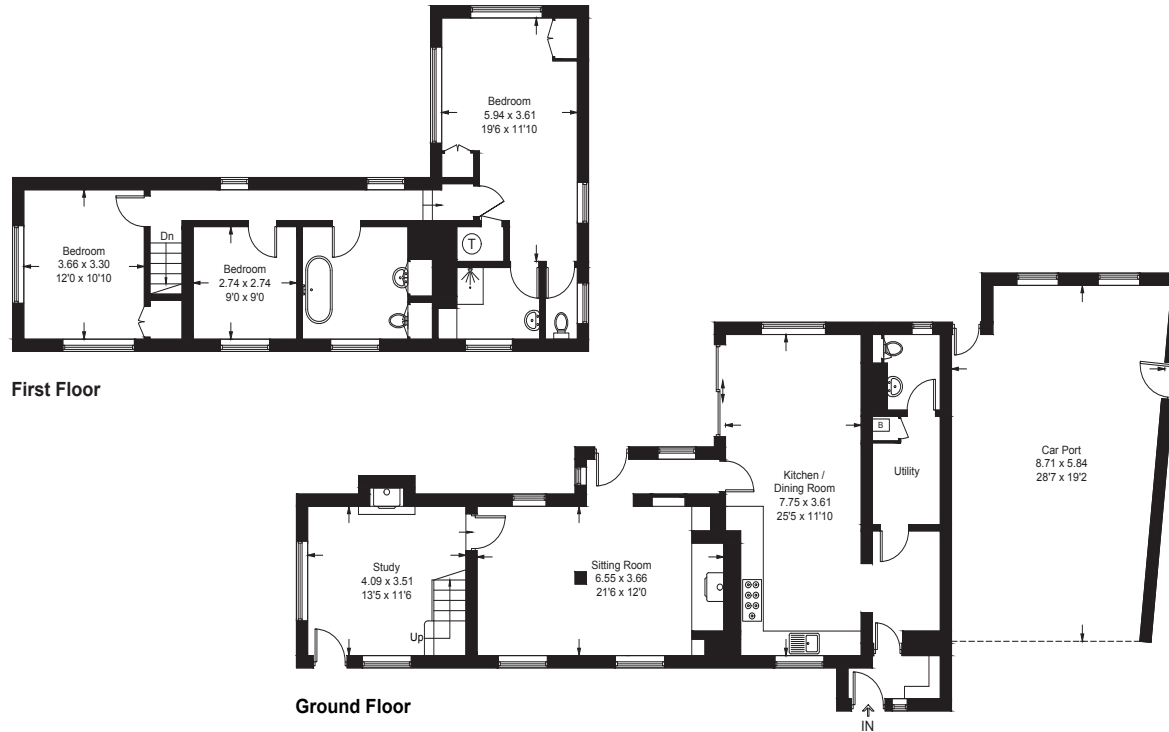
Private Drainage System

Oil Fired Central Heating





Approximate Gross Internal Area = 162 sq m / 1744 sq ft
(Excluding Car Port)



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Surrey RH7 6AA
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Oxted,
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Reigate,
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LONDON
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London
W1K 7AG
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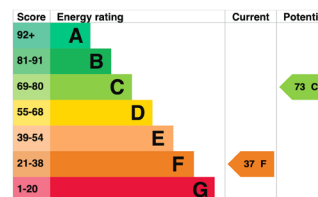
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1153363)
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