



**Offers In
Excess Of
£650,000
Freehold**

3x  2x  2x 

**Stick Hill, Edenbridge,
Kent, TN8**

cubitt & west
Helping you move forwards



Main features

- Imposing detached Period house with scope to modernise
- Lots of character and charm
- Pretty and mature garden
- Very large plot backing onto local nature reserve and countryside
- Highly sought after location in a beautiful semi rural area

Accommodation

GROUND FLOOR

- Entrance Hall: 17'9 x 9'9 (5.41m x 2.97m)
- Lounge: 20'2 x 11'3 (6.15m x 3.43m)
- Dining Room: 20'9 x 7'9 (6.33m x 2.36m)
- Study: 10'0 x 9'6 (3.05m x 2.90m)
- Kitchen: 8'6 x 5'9 (2.59m x 1.75m)
- Conservatory: 23'0 x 7'3 (7.02m x 2.21m)
- Cloakroom
- Family Bathroom

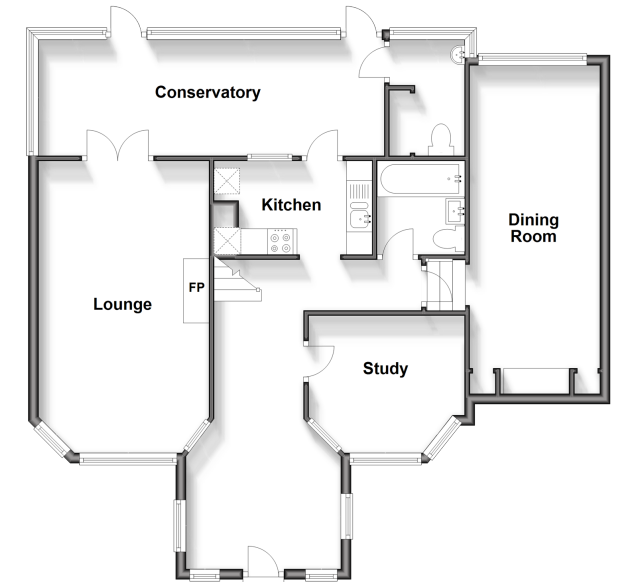
FIRST FLOOR

- Landing
- Bedroom 1: 16'5 x 13'3 (5.01m x 4.04m)
- En-Suite Shower Room
- Bedroom 2: 13'3 x 11'2 (4.04m x 3.41m)
- Bedroom 3: 13'0 x 6'8 (3.97m x 2.03m)

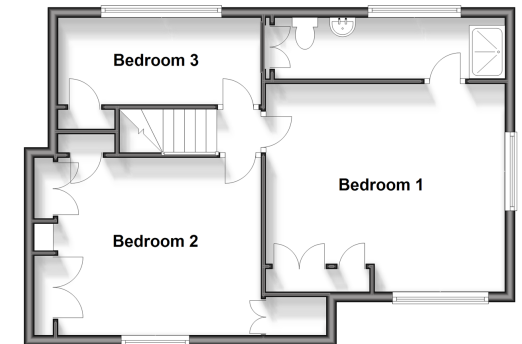
OUTSIDE

- Front & Rear Garden
- Garage

Ground Floor
Approx. 90.1 sq. metres (970.3 sq. feet)



First Floor
Approx. 55.4 sq. metres (595.9 sq. feet)



Call East Grinstead - 01342 314324 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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