



Price

£845,000

Freehold

4x  2x  3x 

**Rogerstown,
Edenbridge, Kent, TN8**

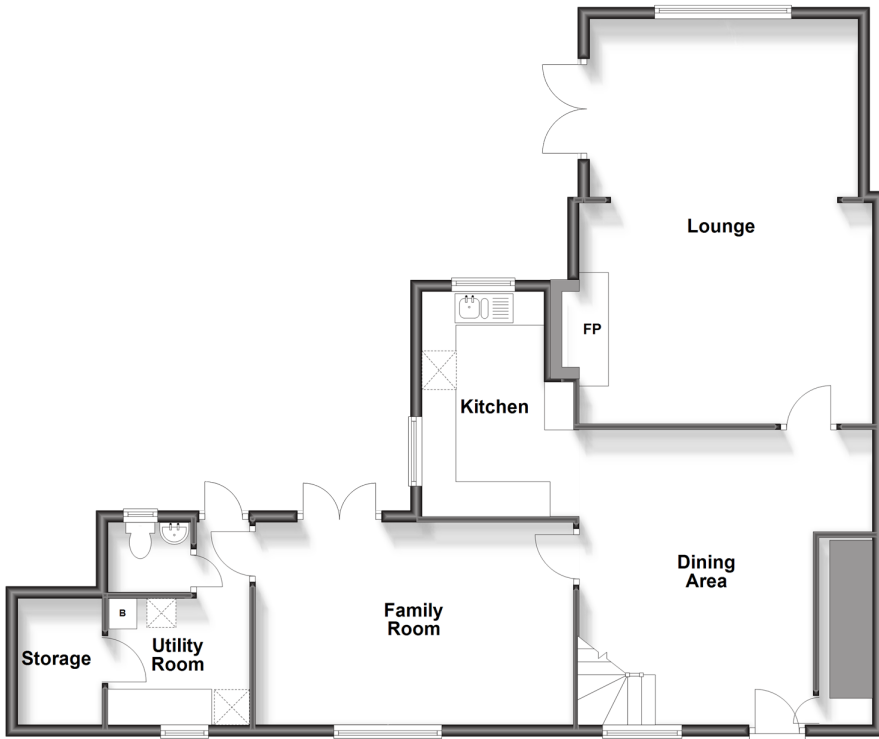
OVER 60?

Secure this property
for up to **59% less!**

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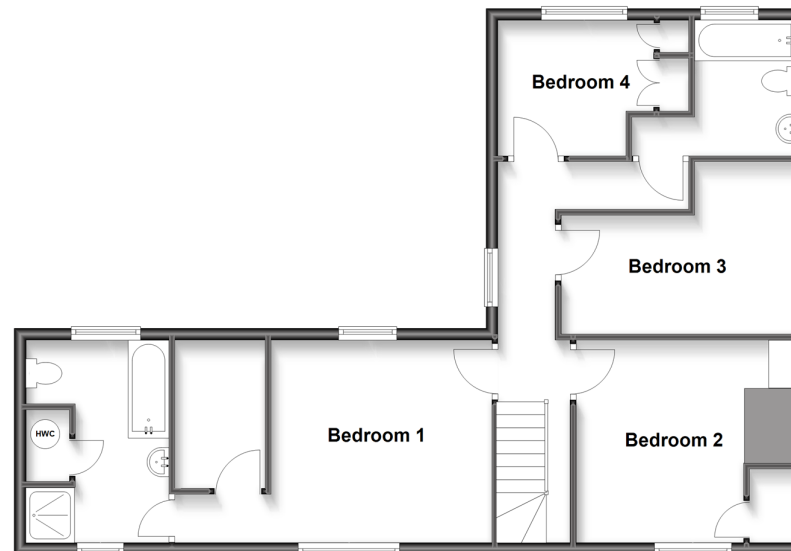
Ground Floor

Approx. 101.3 sq. metres (1090.1 sq. feet)



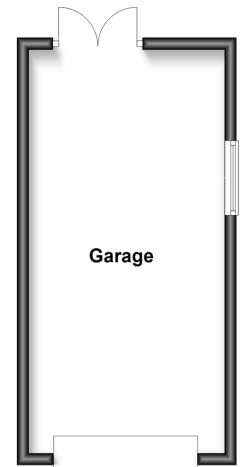
First Floor

Approx. 74.4 sq. metres (801.3 sq. feet)



Outbuilding

Approx. 23.4 sq. metres (251.8 sq. feet)



Accommodation

GROUND FLOOR

Dining Area: 16'6 x 16'5 (5.03m x 5.01m)

Lounge: 23'5 x 16'9 (7.14m x 5.11m)

Kitchen: 12'6 x 8'5 (3.81m x 2.57m)

Family Room: 17'9 x 11'4 (5.41m x 3.46m)

Utility Room: 8'1 x 7'1 (2.47m x 2.16m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 11'3 (3.76m x 3.43m)

Dressing Area: 11'4 x 5'1 (3.46m x 1.55m)

En-Suite

Bedroom 2: 11'5 x 9'5 (3.48m x 2.87m)

Bedroom 3: (L-shaped) 13'4 x 9'4 (4.07m x 2.85m) plus 6'5 at narrowest point x 6'4 at narrowest point (1.96m x 1.93m)

Bedroom 4: 8'6 x 7'9 up to fitted wardrobes (2.59m x 2.36m)

Bathroom

OUTBUILDING

Detached Garage

OUTSIDE

Front & Rear Gardens

Driveway



Main features

- Character features throughout
- Detached garage and driveway
- Generous plot
- Bedroom 1 has a dressing room and large en-suite
- Surrounded by beautiful woodlands and golf course



Nearest Schools

Primary: Ashurst Wood Primary 2.7 miles, St Mary the Virgin C of E Primary 2.7 miles, Forest Row C of E Primary 3.3 miles. Secondary: Sackville School 3.3 miles, Michael Hall School 3.9 miles, National Centre for Young People with Epilepsy 4.1 miles



Transport Information

Train Stations: Cowden 1.8 miles, Hever 3.2 miles, Ashurst 3.3 miles



Address

Rogerstown, Edenbridge, Kent, TN8



Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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