



EQUUS

Country & Equestrian



Garden Cottage



Garden Cottage, Fairfield, Hever Road, Edenbridge, Kent TN8 5DJ

NO CHAIN - Set in 3.1 acres (*TBV) of parkland grounds, a recently refurbished and re-modelled detached property boasting a modern contemporary interior enhanced by character features with striking glass end walls that invite an abundance of natural light into the spacious accommodation.

The property is single storey in layout and includes three well-proportioned bedrooms (one en-suite) and a family bathroom with the heart of the accommodation being a generous reception room open plan into the Kitchen area offering an ideal family space for relaxing and for entertaining guests.

Agents Note - The floorplan of the property gives the accommodation layout and all utilities are in place such as plumbing, drainage, electrics and under floor heating. However the vendor has not fitted out the Kitchen, utility room, family bathroom and En-suite.

Subject to the incoming buyer's requirements and price point of an acceptable offer being received, these rooms can be completed by the vendor as part of the sale price (subject to negotiation).

Outside is where the property really comes alive being surrounded by beautiful specimen trees, creating a serene and private environment with endless possibilities for gardening and recreation. Within the grounds there is also a detached fully insulated open plan studio offering occasional guest accommodation. For those with equestrian interests there is space to add stabling (subject to permissions) but grazing options are limited.

Located within walking distance of the market town of Edenbridge the commuting links are excellent with two mainline rail stations offering fast services to central London and the M25 is a short drive away linking to Gatwick airport in around 25 minutes.eip.

LOCATION & AREA AWARENESS

Edenbridge is a traditional small market town set in the stunningly beautiful Eden Valley countryside on the Kent/Surrey border by the River Medway and close to the River Eden tributary from which its name is

derived. Edenbridge benefits from two mainline train stations with good links to central London. The M25 is a short drive and Gatwick airport can be reached in 25 minutes. Edenbridge offers residents a relaxed and peaceful way of life, and with Brighton being less than an hour away it's perfect for beach lovers and anyone looking to enjoy a more diverse cultural experience. Edenbridge has a great range of shops, restaurants and supermarkets, as well as a host of traditional town and country pubs which are dotted in and around the town and local villages. A market is also held every Thursday in the town in Market Yard, where you can purchase a wide selection of locally grown produce from this English garden of Eden. There is an excellent selection of primary schools in Edenbridge and many secondary education options including Grammar, state and private, all just a short bus or train journey from the Town.

ACCOMMODATION

Single storey detached property recently renovated and re-modelled.

LARGE SITTING ROOM OPEN PLAN into KITCHEN

3 BEDROOMS (1 ENSUITE) plus DRESSING ROOM / OFFICE

FAMILY BATHROOM

DETACHED STUDIO - Insulated detached building located near to the principal dwelling

LAND & GROUNDS

The whole site is 3.1 acres (*TBV). **TITLE NUMBER** - TT38820 (Freehold).

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf



and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY

CONSTRUCTION: Brick & block with timber cladding on upper elevations

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Multiple off road with private driveway

TITLE NUMBER: TT38820 (Freehold)

LOCAL AUTHORITY: Sevenoaks DC

TAX BAND: new build Tax TBC

EPC RATING: To Come TBC - Full ratings & advisories/estimated costs are now online at the .gov web site : <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: CH Propane gas cylinder

SEWAGE: Private water treatment plant

WATER SUPPLY: Mains connected / ELECTRICITY SUPPLY: Mains connected

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org <https://checker.ofcom.org.uk/en-gb/mobile-coverage> <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

E: sales@equusproperty.co.uk

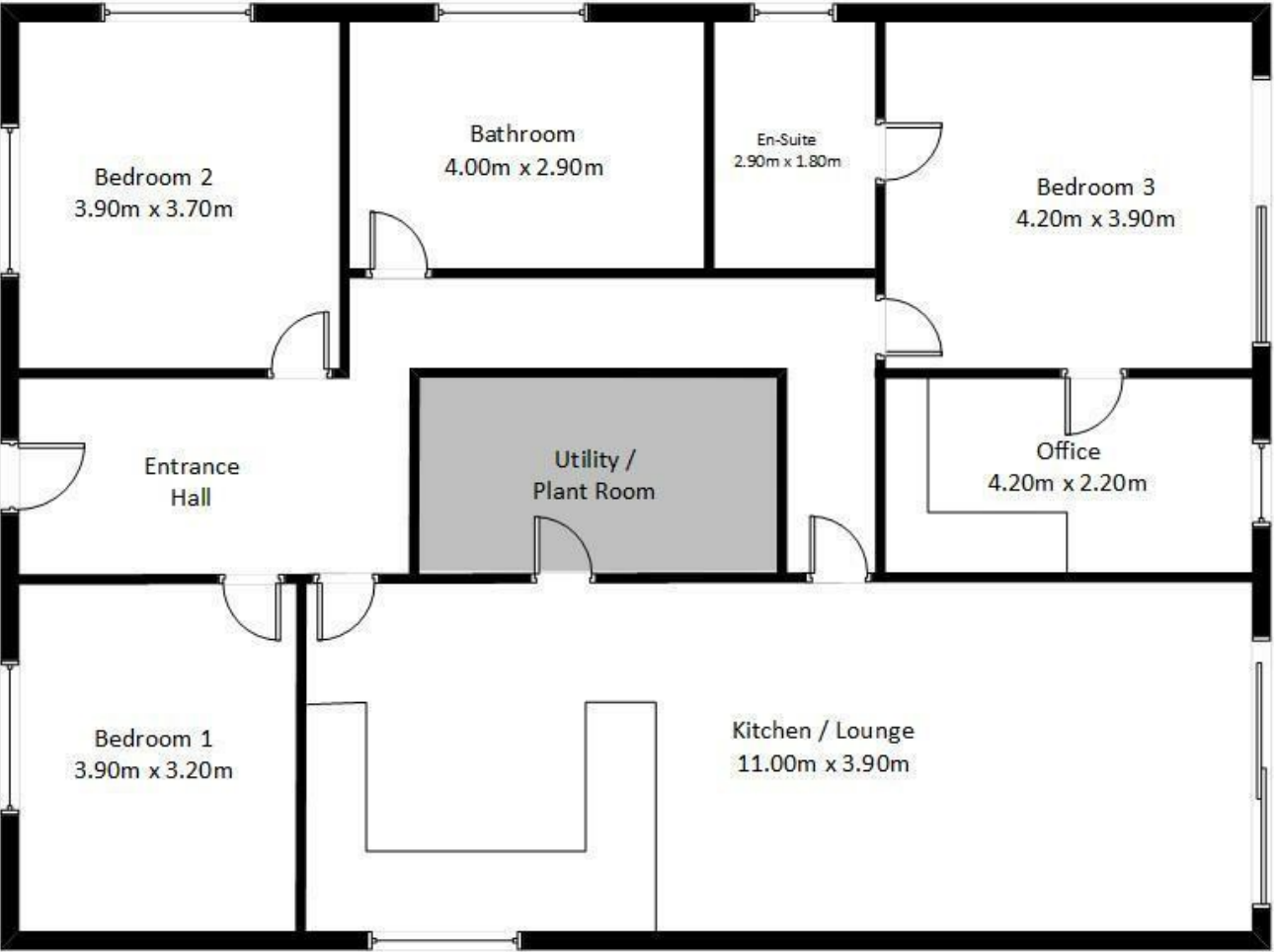
W: www.equusproperty.co.uk

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Price £1,050,000

GC - TN8



Gross internal floor area approximately 142.0 square metres
(1528 square feet)

This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC www.invictaepc.com email: rwood@invictaepc.com

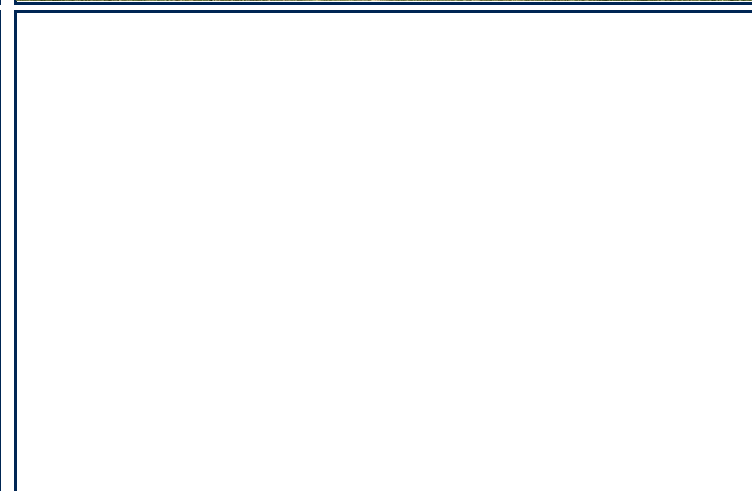
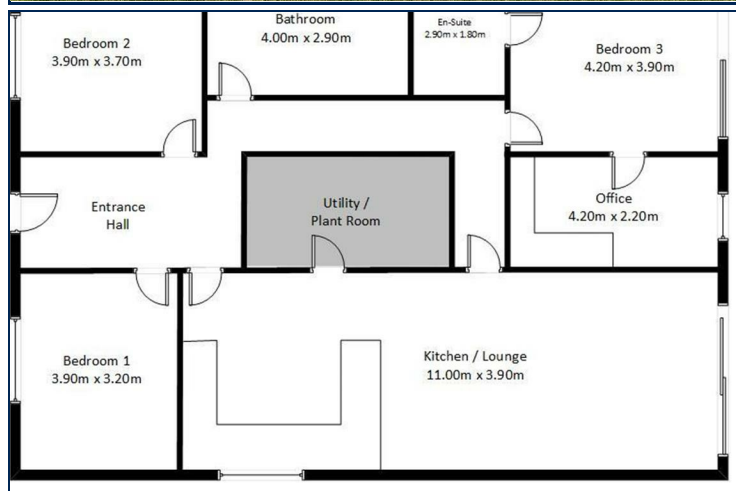


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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