



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Homestead Road, Edenbridge, Kent, TN8 6JD

Guide Price: £635,000 FREEHOLD

- CHAIN FREE
- QUIET NO-THROUGH-ROAD LOCATION
- PICTURESQUE COUNTRYSIDE VIEWS • NEUTRAL DECOR & 'TURN-KEY' FINISH
 - SCOPE TO EXTEND/ENLARGE (STPP) • PLENTIFUL DRIVEWAY PARKING
 - MATURE, LEVEL GARDEN EXTENDING TO CIRCA 115 FEET
- COMMUTER FRIENDLY - EDENBRIDGE STATIONS WITHIN WALKING DISTANCE
 - CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT AREA
- OXTED - 7 MILES; SEVENOAKS - 10 MILES; TUNBRIDGE WELLS - 14 MILES
 - M25 JUNCTION 6 (SOUTH GODSTONE) - 8 MILES

Enjoying picturesque views of the spectacular surrounding countryside, this attractive detached home is located towards the end of a small private no-through-road in the northern Marlpit Hill area of the town, just minutes by car from Crockham Hill primary school and Edenbridge's convenient amenities and station (Central London - 50 mins) in the other direction.

Dating to the 1930s, the property offers well-proportioned, light-filled accommodation, tastefully presented throughout in a neutral décor, married with a large level garden designed to take full advantage of the rural outlook and the ultimate convenience of plentiful driveway parking.

The property has been superbly maintained and sensitively updated by the current owner to offer a new heating system, timeless Shaker style kitchen - complete with solid oak counters - smart contemporary bathroom and classic wooden shutters, all of which contribute to the appealing 'turn key' finish.

POINTS OF NOTE:

- Newly installed gas-fired heating system to include an Ideal condensing boiler and radiators
- Full double-glazing
- Bespoke, white, wooden window shutters
- Practical enclosed entrance porch with exposed brickwork and plenty of space to store shoes and hang coats
- Hallway with staircase rising to the first floor and useful understairs' storage cupboard
- Sitting room with cosy, recessed log burner
- Dining room with folding doors framing the glorious outlook towards The Greensand Ridge, opening to a paved garden terrace ideal for al fresco entertaining
- Spacious, well-appointed kitchen extending to circa 22 feet, comprising an array of Shaker style cabinets and drawers in a soft grey colourway with oak counters providing generous prep space certain to delight any keen cook. A neat breakfast bar has been cleverly installed to harness the view, whilst a deep butler sink with period style mixer and accompanying ceramic drainer, is a stylish addition. Space/plumbing/connections have been built-in for a washing machine, electric cooker (with fitted extractor over) and tall fridge freezer. A stable door provides easy access to the rear garden



- To the first floor are three bedrooms, one of which benefits from a charming original fireplace and built-in wardrobe, with another offering plenty of space for fitted wardrobes and ancillary furniture, enjoying the far-reaching aspect

- A stylish contemporary bathroom has been recently fitted with a curved shower bath, pedestal basin and close-coupled WC, blended with stone effect wall/floor tiling and a chrome heated towel warmer

- The level rear garden benefits from clipped hedged perimeters to either side, with post and rail fencing to the far boundary enhancing the 'open-ness' of the aspect. A path gently winds through the level lawn leading to a raised 'platform' style terrace and timber tool/storage shed. From the patio abutting the rear elevation, paved paths to both sides offer gated access to the:

- Front garden, largely laid to lawn with ranch style fencing providing separation from the adjacent:

- Gravelled driveway parking for 3-4 vehicles

LOCATION:

Enveloped by picturesque Green Belt countryside, the property is situated within the well-regarded Marlpit Hill area of Edenbridge, within comfortable walking distance of the town's amenities - to include Waitrose and Lidl - and stations (Edenbridge Town to London Bridge/Victoria in approx 50 minutes). The larger towns of Sevenoaks and Oxted are within close proximity with both providing a diverse range of educational, leisure and shopping facilities, as well as mainline stations offering fast and frequent services to the capital. The pretty historic market town of Westerham is also close by with its eclectic mix of independent shops, boutiques and eateries. The M25 can be accessed at either Junctions 5 or 6 (for Gatwick, Heathrow and Channel Tunnel).

SERVICES, OUTGOINGS & INFORMATION:

Mains electricity, gas, water. Private drainage

Council Tax Band: F (Sevenoaks)

EPC: D

VIEWING

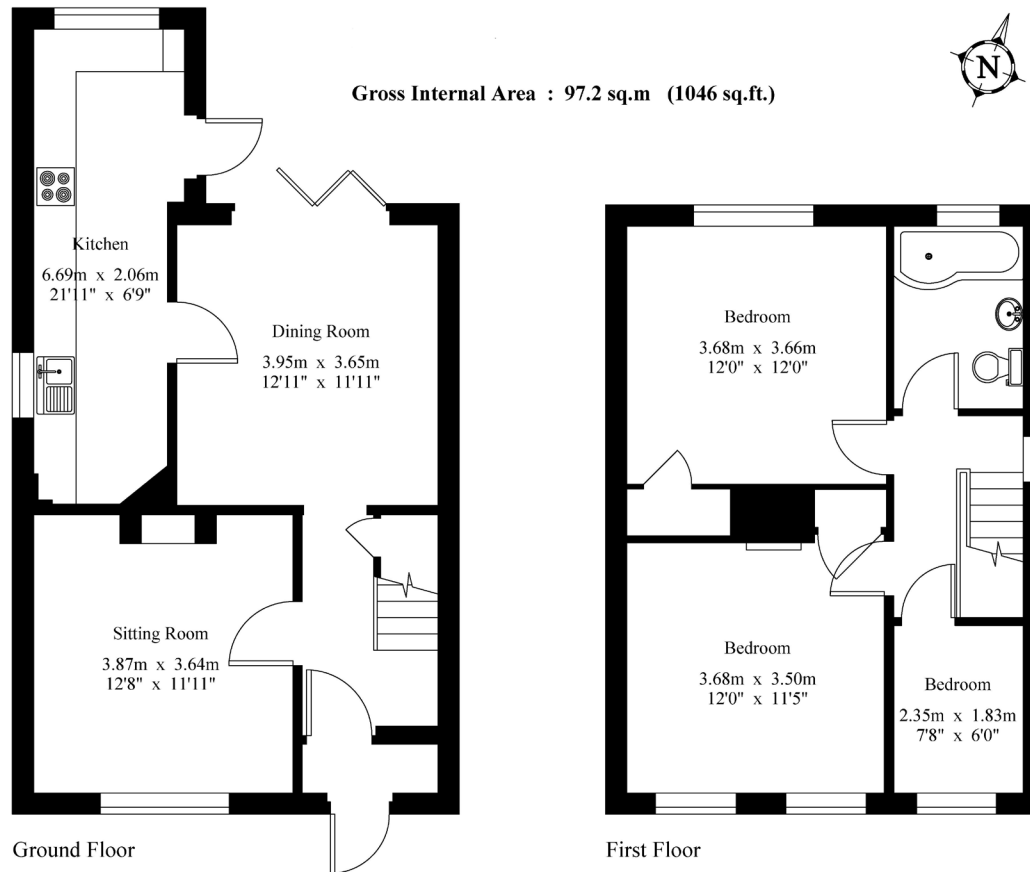
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