





ASHBY'S CLOSE, EDENBRIDGE, KENT TN8 5ET

GUIDE PRICE: £850,000 FREEHOLD

- IDEAL FAMILY HOME • HIGH SPEC, 'TURN-KEY' FINISH
 - QUIET, DESIRABLE RESIDENTIAL CUL-DE-SAC
- COMMUTER FRIENDLY - WALKING DISTANCE TO TRAIN STATION
 - CLOSE PROXIMITY TO HIGH STREET AMENITIES & WAITROSE
- DRIVEWAY PARKING FOR 3 VEHICLES & SPACIOUS DOUBLE GARAGE
 - WELL-APPOINTED OPEN-PLAN DINING KITCHEN
 - STUDY FOR HOME-WORKING
- SUPERB CIRCA 200FT, LEVEL, SOUTH-FACING GARDEN
- EASY ACCESS TO A VARIETY OF SCHOOLING OPTIONS
 - KENT GRAMMAR SCHOOL CATCHMENT AREA
- GAS-FIRED CENTRAL HEATING & DOUBLE GLAZING

Situated in a quiet, private cul-de-sac in the well-regarded Mill Hill area of the town, close to pretty Blossoms Park and picturesque riverside walks, this modern detached home benefits from a superbly balanced mix of accommodation, providing ample space for comfortable living.

The property has been updated to a high level of specification by the current owners and is immaculately presented throughout, ensuring a luxurious and stylish living experience. The open plan dining kitchen in particular with its relaxed adjoining conservatory, is perfect for entertaining guests or simply enjoying everyday family meals together.

Providing a harmonious backdrop, the stunning two hundred foot, landscaped garden similarly impresses, with its child and pet-friendly level lawn, well-stocked flower borders and abundant vegetable beds. Benefitting from an excellent degree of seclusion, this leafy haven is certain to appeal to all ages whether for play, unwinding, hosting outdoor gatherings or grabbing a sunny moment with a morning coffee.

Located within easy reach of the High Street, to include Waitrose supermarket as well as the main town station (London Bridge - 44 mins), this fabulously well-rounded proposition offers the ideal blend of tranquillity and convenience. Whether you're commuting to work or running errands, everything you need is just a short walk away.

POINTS OF NOTE:

- Welcoming entrance hall with practical engineered oak flooring, door through to the double garage and access to a cloakroom with contemporary close-coupled WC and floor-mounted vanity with inset basin, mixer tap and integral storage
- Well-proportioned study with side window and oak flooring
- Sitting room of pleasing proportions, encompassing a bow window to the front with deep sill, and limestone fireplace with inset living flame gas fire providing an attractive focal point. French doors opening through to:
 - Generous sized dining kitchen, excellent appointed with a comprehensive array of fitted Schmidt Shaker style base and wall cabinetry in a colour combination of forest green/off-white, with brushed nickel fittings, undercupboard lighting and timeless marbled quartz counters, upstands to include a peninsular style island, corner carousel units and concealed bin system. Attractive tiled splashbacks (quartz behind hob), integrated dishwasher, microwave, twin NEFF side-by-side electric combination ovens, five ring gas hob with extractor over and 1.5 bowl stainless steel sink with mixer tap/waste disposal. Bespoke floor-to ceiling dresser/pantry unit to one wall offering exceptional storage space.



- Dining area with ample space for a large table/chairs and oak flooring throughout. French doors opening to the adjacent :

- Fully double-glazed conservatory with Victorian style pitched roof, tiled floor and double doors to the garden

- Utility room; thoughtfully fitted to provide plentiful additional storage with wall and base Shaker style units, together with undercabinet lighting, an inset stainless steel sink with mixer tap/drain, undercounter space/plumbing for a washing machine, tumble dryer and space for a tall fridge/freezer. Cupboard housing a wall mounted gas fired boiler. Heated towel rail. Useful built-in cupboard, ideal for a vacuum, ironing board etc. Door opening to the side

- Large, part galleried upper landing offering access to all bedrooms as well as a recently refurbished family shower room comprising an enclosure with drench head and hand-held shower, vanity console with concealed cistern WC, inset basin and integral storage. Stylish ceramic floor and wall tiling, chrome heated towel warmer and fitted, shelved cupboard, perfect for keeping towels conveniently to hand

- Principal bedroom suite incorporating a range of mirror fronted fitted wardrobes and newly fitted shower room with enclosure, wall-hung vanity cabinet, concealed cistern WC and stone-effect ceramic tiling

- Two further spacious double bedrooms, one incorporating a built-in wardrobe. Fourth bedroom with loft access

- Externally, the rear garden enjoys a favourable southerly aspect and extends to an impressive length of circa 200ft. Mainly laid to level lawn with fully fenced/hedged perimeters, further features include a raised, tiled terrace perfect for relaxing, dining or entertaining, multiple veg beds, a timber tool shed and established borders planted with a mix of shrubs and herbaceous perennials, carefully chosen to provide colour and visual interest through the seasons. Gated side access leads directly to the drive to one side and to the other to the:

- Double garage with power, light and up-and-over doors to a driveway, offering parking for three vehicles

SERVICES, INFORMATION & OUTGOINGS:

Mains: electricity, water, gas and drainage

Council Tax Band: G (Sevenoaks)

EPC: C

VIEWING:

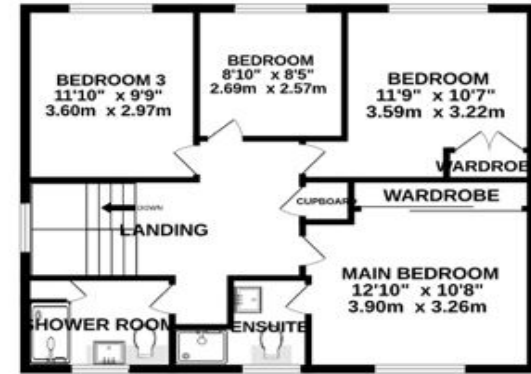
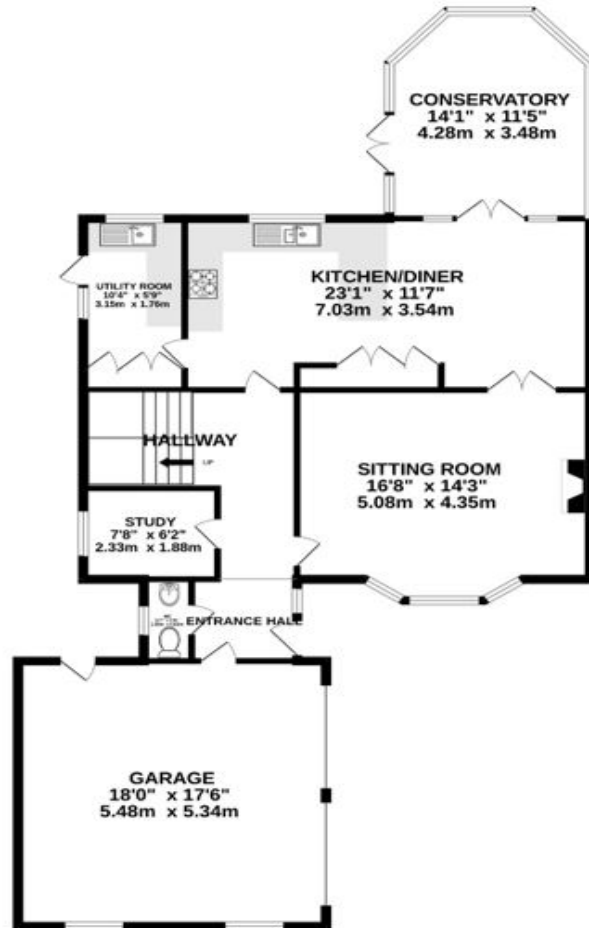
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THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE AND CONSERVATORY.

TOTAL FLOOR AREA: 1507sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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