





## Four Elms Road, Four Elms, Edenbridge, Kent, TN8 6NL

GUIDE PRICE: £450,000 FREEHOLD

- CHAIN FREE EXTENDED VICTORIAN COTTAGE
- FULLY REFURBISHED TO AN IMPECCABLE 'TURN-KEY' FINISH
  - ATTRACTIVE YET ACCESSIBLE VILLAGE SETTING
  - SEVENOAKS & OXTED WITHIN A 15 MINUTE DRIVE
    - TWO DOUBLE SIZED BEDROOMS
- HIGH SPEC DINING KITCHEN WITH INTEGRATED APPLIANCES
  - CONTEMPORARY BATHROOM
  - SOUTH-FACING COURTYARD GARDEN
- DRIVEWAY PARKING & SUITABLE FOR EV CHARGER INSTALLATION
- CLOSE TO PRIMARY SCHOOL & KENT GRAMMAR CATCHMENT AREA

Offered with the benefit of no onward chain; a most attractive Victorian cottage, newly refurbished in entirety to a high specification with both flair and a keen eye for detail. Generous ceiling heights, large windows and neutral décor, ensure the well-proportioned accommodation basks in a superb quality of natural light, which coupled with its smart 'turn-key' finish, makes for a uniquely rare and appealing proposition.

Located within this desirable village community surrounded by picturesque Greenbelt countryside, the property is also well-positioned for the commuter towns of both Sevenoaks and Oxted, both of which are within a 15 minute drive.

Your viewing is highly recommended to appreciate all on offer.

### POINTS OF NOTE:

- Newly installed, full double glazing
- Practical luxury Karndean herringbone flooring throughout the majority of the ground floor
- Striking and spacious dining kitchen comprising a stylish selection of wall and base cabinetry, pairing cupboards and drawers, in a timeless charcoal colourway with smart, brass fittings, undercupboard LED lighting and attractive quartz marble counters/upstands over. Stone effect splashbacks, four ring electric hob with fitted extractor over and multifunctional oven below. Integrated fridge freezer, slimline dishwasher, 1 1/2 bowl ceramic sink with brass mixer tap, inset LED ceiling spots and plenty of space to accommodate a sizeable table and chairs. A bifold door opens invitingly to the rear courtyard style garden where there is room to add a patio set for al fresco dining, especially in view of the sunny southerly aspect
- Well-proportioned sitting room with a fireplace recess to one wall with tiled hearth, oak mantle and electrical socket in situ for a wall mounted TV. Low level fitted cupboard to one side housing the electric meter and fuse board
- Luxuriously styled bathroom with brass fittings to echo those in the kitchen, encompassing a full length shower bath with drench head, hand-held shower and glass screen. Contemporary aqua panelled walls with a sleek, brass lined niche to keep bath/shower essentials neatly to hand. Floor mounted vanity cabinet in charcoal grey with an inset basin and integral storage. Wall mounted illuminated mirror with Bluetooth and anti mist functionality. Close coupled WC, Essen limestone tiled flooring (underheated), ladder style heated towel warmer, LED ceiling spots and door to a deep understairs' cupboard housing a Strom combi boiler

- Useful separate utility room with easy access to the garden, ready to be styled/fitted to taste, with plumbing in situ for a washing machine and further space for a tumble dryer if required

- A staircase with attractive fitted whipped/bound stair runner ascends to a first floor landing with hatched loft access

- Main bedroom with a picturesque outlook to the front across to the pretty village duck pond. Deep overstairs storage recess and plenty of space to install fitted wardrobes should one wish

- Second double bedroom with a charming rural outlook to the rear

- Externally, the cottage benefits from easy-to-tend paved garden space to front, rear and side. The rear courtyard style garden enjoys a sunny southerly aspect together with gated access to the driveway which accommodates one car and is set behind double wrought iron gates

#### LOCATION:

Four Elms is a small village located between Westerham and Chiddingstone. The village has a pub, church and primary school. It is located approximately two miles from Edenbridge town centre which provides all the major amenities including a wide range of shops, leisure centre and mainline station. The commuter towns of Sevenoaks & Oxted are within easy reach, both being within a fifteen minute drive.

#### SERVICES, INFORMATION & OUTGOINGS:

Mains electricity, water & drainage

Council Tax Band: D (Sevenoaks)

EPC: E

#### VIEWING:

Strictly by appointment via:

James Millard Independent Estate Agents,  
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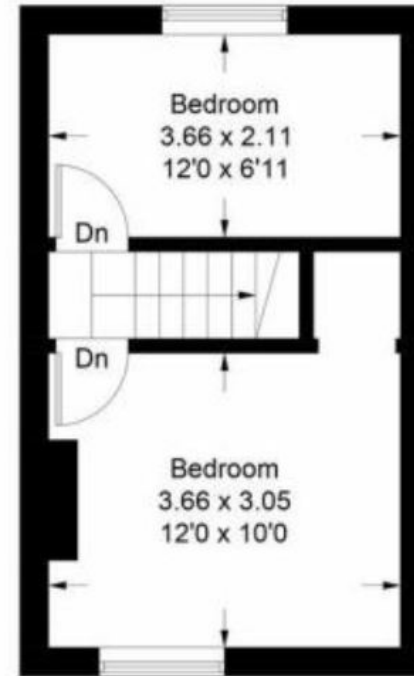
Website: [www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)



Approximate Gross Internal Area = 66.6 sq m / 717 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1074702)

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