





## Eden Hall, Stock Hill, Edenbridge/Cowden, Kent, TN8 5QQ

GUIDE PRICE: £619,950 FREEHOLD

- STYLISH 'TURN-KEY' FINISH
- EXCLUSIVE GATED DEVELOPMENT • SEMI-RURAL SETTING
- LEVEL, PART-WALLED GARDEN • 35 ACRES OF COMMUNAL GROUNDS TO ENJOY
- STUNNING SURROUNDING VIEWS OVER AONB COUNTRYSIDE
  - SOCIABLE OPEN-PLAN LIVING SPACE
- PRINCIPAL BEDROOM SUITE • FURTHER DOUBLE BEDROOM • BATHROOM
  - PROVISION FOR THIRD LOFT BEDROOM IN PLACE
- LARGE BLOCK PAVED DRIVEWAY WITH ELECTRIC CAR CHARGER
- HEVER STATION - 5 MINUTE DRIVE (LONDON BRIDGE - 50 MINS)

Peacefully situated single-storey home enjoying stunning rural views as well as miles of countryside walks from the doorstep, located in the exclusive, gated Eden Hall development, encompassing just twenty properties set within extensive communal grounds.

Built in 2017, the property is immaculately presented, offering spacious, 'turn-key' finish accommodation, appointed to a high specification throughout, to include a full complement of integrated appliances to the kitchen, contemporary bath/shower rooms and fitted window shutters. Scope exists to create a third 'loft' bedroom should one wish, as the necessary provision was made at the point of construction.

Externally, the property has benefitted from attractive landscaping, providing an enviable level of seclusion and a generous stone paved terrace, perfect for all fresco dining, whilst enjoying the glorious rural outlook.

To the front, a generous block-paved driveway - complete with EV charger - caters for numerous cars with ease.

### POINTS OF NOTE:

- Full double-glazing & solar panels (owned outright)
- Underheated (wet system) oak flooring
- Bathroom & shower room appointed with a mix of Villeroy & Boch, Vado, Grohe and Duravit sanitaryware/fittings
- Spacious entrance hall with built-in storage cupboards and hatch to the loft space (provisioned for an additional bedroom), with fitted skylight
- Kitchen with a range of white Shaker style base/wall cabinetry with Silstone counters, upstands and splashback with accompanying under-cupboard lighting, to include a cabinet housing a wall-mounted Worcester Bosch gas-fired boiler. Integrated Bosch dishwasher, washer/dryer, electric induction hob with fitted extractor over and tall fridge/freezer. Neff eye-level integrated microwave/combination oven and 1.5 bowl undermounted stainless steel sink with mixer tap. Central space for a large dining table and chairs, folding doors opening onto a paved garden terrace and open aspect to:
- Dual aspect sitting area with French doors to the garden and fitted log burner, set atop a marble hearth
- Principal bedroom suite with fitted mirrored sliding door wardrobe and luxurious shower room encompassing a double-sized enclosure with drench head, hand-held attachment and display niche, wall-hung vanity with basin and storage drawers and concealed cistern WC. Ceramic stone-effect floor/localised wall-tiling and chrome heated towel warmer

- Further double bedroom with fitted wardrobe
- Contemporary bathroom comprising a bath with shower over and glass screen, wall hung basin unit with storage drawer and concealed cistern WC. Ceramic stone-effect floor/wall tiling and heated towel rail
- Attractively bordered by evergreen hedging, the fabulously secluded part-walled rear garden is laid to level lawn and benefits from a delightful rural outlook and picket gate opening to the communal acreage. A stone paved patio is perfect for dining and relaxing in the warmer months of the year. A useful storage shed has been discreetly positioned to one side and gated side access (with bespoke bin store in situ - to remain) leads through to:
- Extensive, block-paved driveway with EV charger accommodating numerous cars. Convenient external power sockets to the front elevation

#### LOCATION:

The property is accessed off the Hartfield Road via a private driveway with automatic opening gates and surrounded by miles of AONB (Area of Outstanding Natural Beauty) countryside. The pretty villages of Hever, Markbeech and Cowden are all within walking distance, offering a selection of pubs, historic Hever castle, charming walking and cycling routes and the popular Falconhurst Farm Shop ([www.falconhurst.co.uk](http://www.falconhurst.co.uk)). The larger town of Edenbridge is located approximately 2.5 miles away, offering a broad selection of everyday amenities to include Waitrose and Lidl supermarket, a large leisure centre and mainline station. The well-regarded Chiddingstone primary school is close by and the property also lies within the catchment for the sought-after Grammar Schools in Tonbridge (Edenbridge station provides direct rail services to Tonbridge) & Tunbridge Wells.

Hever Station is approximately one mile distant, with services to central London taking just under an hour (London Bridge - 50 minutes). Junctions 5 & 6 of the M25 are accessible within a twenty minute drive with Gatwick airport similarly accessible.

#### SERVICES, INFORMATION & OUTGOINGS:

Mains electricity and water. Private drainage (communal filtration system). Gas-fired central heating - underfloor (wet system) heating Metered LPG supply from private gas tank serving the estate and serviced by Calor  
 Annual estate service charge - estimated at at £463.40 for year end Dec 2024 to include private drainage & communal lighting  
 Council Tax Band: E (Sevenoaks)  
 EPC: C

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