



Slaters Oast, Hever Road, Edenbridge, Kent





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A beautifully presented Oast house with excellent living and entertaining space, set in south facing gardens with countryside views.



Tenure: Available freehold

Local authority: Sevenoaks District Council

Council tax band: G







The Property

Benefitting from countryside views and a wonderful south facing aspect this well sized Oast house has been a fantastic family home and combines large rooms and volumes with ample period and original features. A local pub is within walking distance and the house is ideally placed for nearby amenities, schools and transport links.

Approached down a driveway with ample parking outside the house (together with shed/garden garage and car port) the property is focused on its south facing aspect. A large outdoor dining area acts as a courtyard protected by the building but with easy access from the kitchen (which with the utility room and secondary entrance forms the easterly wing of the ground floor) with a range of fitted units, oil fired Aga, electric hob and fan oven and a breakfast bar. The heart of the house is a large, vaulted at the front, sitting room with imposing inglenook fireplace (with wood burning stove) cool in summer and beautifully warm in winter. A dining room links the sitting room with the kitchen. On the eastern end of the house sits a family room/study in the roundel which also enjoys separate access out to the garden.



The main front door opens out onto an entrance hallway with the staircase but also a ground floor snug/additional bedroom, a guest WC and a study, perfect for working from home.

On the first floor a light and bright landing (with galleried reading area overlooking the sitting room and out towards the garden) runs for most of the length of the property linking the two bedrooms on the western end of the house (with store room/linen cupboard) which are served by the family bathroom with a fantastic south facing bedroom with en suite, a 5th bedroom and a principal suite in the roundel.





The garden's mature beds with a south facing lawn with a fence and hedge division part way. A seating area in the small orchard and pond provide features alongside the wide expanse of south facing countryside beyond the property's boundaries.



Approximate Gross Internal Floor Area: 312.8 sq m (3366 sq ft)



Knight Frank
Sevenoaks
113-117 High Street
Sevenoaks
TN13 1UP
knightfrank.co.uk

I would be delighted to tell you more
Matthew Hodder-Williams
01732 744460
matthew.hodder-williams@knightfrank.com

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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