



Moor Lane, Marsh Green, Edenbridge





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A picturesque and striking Victorian country house set in expansive grounds.



Tenure: Freehold

Local authority: Tandridge District Council

Council tax band: H









The Property

Set back in its grounds the property is a substantial and elegant detached Victorian house offering grand, spacious and versatile accommodation set in expansive grounds, paddock and woodland.

The property is approached through wrought iron gates and a gravel driveway leads to the front elevation of the house together with a large parking area in front of a garage and car port, log store and accompanying barn.

The house is entered through a grand hallway (with wooden floorboards), with stairs to the first floor and which acts as a hub to the living space on the ground floor. On the eastern side of the house sits a grand, dual aspect, formal living room with great volumes, a bay window looking towards the garden, period radiators and a feature fireplace whilst running of the corridor heading south are a well placed study with access out towards the garden and a playroom/snug/additional study which also links back into the entrance hallway. At the southern end of the house a wonderfully light and bright triple aspect dining hall opens directly onto the garden and south facing terrace.



Returning to the entrance hallway the western aspect of the house provides a guest WC, boot room/utility room (with stairs to the cellar), a rear door out to the garden and a uniquely designed split level kitchen/dining room with integrated appliances, wooden flooring, granite work surfaces and south facing roof lights providing a light and bright room for both family dining and wider entertaining.



Upstairs

The staircase from the entrance hallway leads to a first floor landing (with storage under the top staircase) with a further staircase to the 2nd floor and access to an excellent selection of bedroom and bathroom space. Immediately off the landing is found a family bathroom with freestanding double ended slipper bath and period styled fittings. The principal bedroom enjoys a dual aspect with accompanying en suite bathroom (with bath and separate shower) together with access to a further bedroom, currently in use as a dressing room. Three additional double bedrooms then finish the ensemble on the first floor together with a shower room.

The top floor of the property can then provide a wide range of uses; from offices and play rooms for teenagers to an independent apartment the rooms include two double bedrooms with a shared shower room and two immense rooms with south facing aspects overlooking the garden.







Gardens

The garden and grounds face south and a large flagstone terrace wraps around the house with a stone balustrade and a wide tree lined pathway that leads to the swimming pool area. The pool is bordered by a set of box hedging and sits alongside a pool house. A further garden house has been added on the western edge of the property, ideal as a summer house, outdoor office or teenage snug.

The gardens are mainly set to lawn with mature plantings and shrubs including banks of rhododendrons and well kept trees and hedges.

The gardens merge into a large paddock and include a charming lake area and an area of hard standing - formally a pair of hard tennis courts and currently in use as a menage area for horses and the housing for an extensive solar panel array. On the eastern side of the plot is a well kept area of woodland (with magnificent Bluebells in season) with wide trails throughout and a lovely stream running through it.

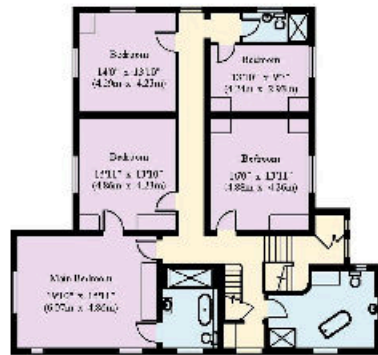


Location

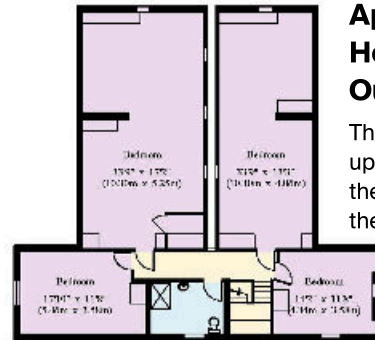
This glorious Victorian home is located just outside Edenbridge (with its trains into London Bridge in approximately 45 minutes) whilst Lingfield also provides services into London Victoria. Further to the east sit Sevenoaks, Tonbridge and Tunbridge Wells with mainline stations (Sevenoaks runs mainline trains into London Bridge and Charing Cross together with services to Canon Street).

There are an excellent selection of schools within easy reach of the house including Hazelwood Prep school in Oxted, Ardingly School near Haywards Heath and Lingfield College together with a wide range of schools in Sevenoaks, Tonbridge and Tunbridge Wells including The New Beacon, Sevenoaks Prep, Walthamstow School for Girls, Sevenoaks School and Tonbridge School as well as selection of excellent Grammar schools (including The Judd, Skinners and Tunbridge Wells Grammar schools for both boys and girls).





First Floor



Second Floor

Approximate Gross Internal Floor Area
House - Gross Internal Area: 612.4 sq.m (6591 sq.ft)
Outbuildings - Gross Internal Area: 193.5 sq.m (2082 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

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