

Ibbett Mosely

Four Elms Road, Edenbridge, TN8 6LR


bbett Mosely

In a beautiful semi rural position in the Green Belt this delightful three/four bedroom detached bungalow is set within private gardens and grounds with natural pond and field which extend in total to about two and a half acres

- Three/Four Bedrooms (One with Dressing Area)
- Study/Bedroom Four
- Bathroom
- Living Room
- Conservatory
- KItchen/Dining Room
- Utility/Cloakroom
- Gas Central Heating
- Double Glazing
- Double Garage and Parking



Guide Price £900,000 to £950,000 Freehold

LOCATION

In a semi rural location about a mile from the town centre where there is a selection of shops including a Waitrose supermarket, as well as various cafe's, restaurants and country pubs. There is a Thursday market held in Market Yard. Edenbridge, Crockham Hill and Four Elms primary schools are all easily accessible and there are other state and private schools in the surrounding villages and towns, as well as sporting and recreational facilities including Edenbridge Leisure Centre with swimming pool.
There are many historic National Trust and other country estates in the surrounding countryside including Hever Castle and Chartwell House.
There are two stations in Edenbridge with good links to London and the M25 is a short drive to junctions 5 and 6.

From the road a brick paved drive and parking area allows access to the entrance.

ENTRANCE PORCH

With double glazed door and stable style door to the entrance hall.

ENTRANCE HALL

With radiator, oak flooring, some exposed brickwork, and hatch to the loft space.

LIVING ROOM

With radiator, double glazed windows, wall light points, some exposed timbers, and fireplace with brick surround, log burning stove and display shelves to one side.

CONSERVATORY

With radiator, tiled flooring and double glazed windows and two sets of double glazed doors to the garden.

KITCHEN/DINING ROOM

Fitted with a range of base and wall units, inset single drainer one and a half bowl









sink unit. Built in appliances including double oven, hob, extractor, dish washer and fridge/freezer. Space for table and chairs, two radiators, double glazed windows, part tiled walls and door to the garden.

UTILITY/CLOAKROOM

Work surface with inset single drainer single bowl stainless steel sink unit, w.c., wall cupboards, part tiled walls and double glazed window.

BEDROOM ONE

With radiator, double glazed window, some exposed timbers, high level cupboards and walk in DRESSING AREA with clothes hanging rails and hand basin.

BEDROOM TWO

With radiator, double glazed window, some exposed timbers, and dressing shelf with drawers and cupboards under and inset hand basin.

BEDROOM THREE

With radiator, double glazed window and some exposed timbers.

BEDROOM FOUR/STUDY

With radiator, double glazed window, some exposed timbers, wardrobe cupboards and shelves in recess.

BATHROOM

With walk in shower, w.c. and hand basin. Heated towel rail, tiled walls and floor, extractor fan and double glazed window.

OUTSIDE













DETACHED DOUBLE GARAGE

With electric up and over door, light, power, attic storage, side door and workshop.
There is parking space on a paved drive to the front and side of the garage.

THE GARDEN AND GROUNDS

These are private and secluded and extend in total to about TWO AND A HALF ACRES and create a beautiful setting for the property.
There is a natural pond with an island which is surrounded by mature trees and shrubs, lawns, rhododendrons, there are fruit trees, two green houses, a pergola, wisteria, a garden implement store, a lily pond, patio and general storage.
The field is accessed from the gardens and is about 1.4 acres in size.

SERVICES

Mains gas, water and electricity. Private drainage.

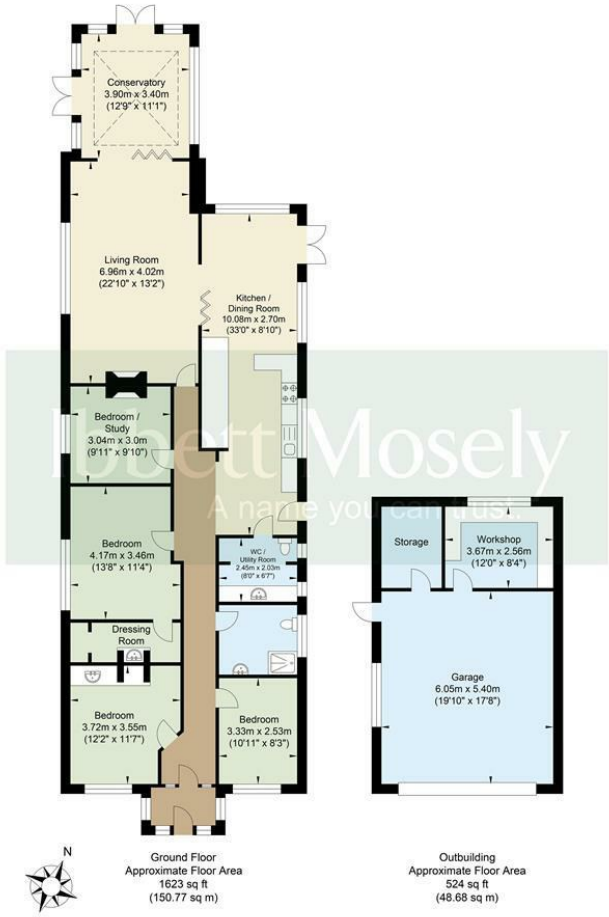
COUNCIL TAX

Sevenoaks District Council - Band 'F'

ROUTE TO VIEW

From Edenbridge take the B2026 (Station Road)out of the town passing the leisure centre on the left. Continue under the railway bridge and then take the first right into Four Elms Road. Pass under the railway bridge when the property will be on the left just after passing Swan Lane which is also on the left.

Four Elms Road, Edenbridge



Approximate Gross Internal Area = 199.45 sq m / 2147 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

EPC Rating- D

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