



19 Eden Hall, Stick Hill, Cowden, Kent TN8 5QQ
Guide Price: £640,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Single Storey Home in Exclusive Gated Development
- *35 Acres of Communal Grounds *Part Walled Level Garden
- *Stunning Views over AONB Countryside *Open Plan Living Space
- *Principal Bedroom Suite *Further Double Bedroom *Bathroom
- *Extensive Block Paved Driveway & EV Charger
- *Scope for Third Loft Bedroom Subject to Planning Consents
- *Granted PP for Single Storey Garden Room Ref: 26/01203/HOUSE

Description

Peacefully situated detached single storey home enjoying stunning rural views and 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 accommodation finished to a high specification throughout. Scope exists to create a third loft bedroom subject to the necessary planning consents. Externally the property benefits from attractive landscaping and a generous stone paved terrace, perfect for all fresco dining taking in the rural outlook.

Accommodation

- You enter the property into the spacious entrance hall with built in storage cupboards and hatch to the loft space, provisioned for an additional bedroom if required with fitted skylight
- Kitchen fitted with a comprehensive range of white Shaker style base and wall cabinetry with Silstone counters, upstands and splashback with accompanying under cupboard lighting, to include a cabinet housing a wall-mounted Worcester Bosch 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 undermounted stainless steel sink with mixer tap. Central space for a large dining table and chairs, bi-fold doors opening onto a paved garden terrace, perfect for summer entertaining.
- Open plan dual aspect sitting area with French doors opening to the garden and fitted log burner, set on a marble hearth.
- Principal bedroom suite with fitted mirrored sliding door wardrobe and luxurious shower room encompassing a double enclosure with drench head, handheld attachment and display niche, wall hung vanity with basin and storage drawers and concealed cistern toilet. Ceramic stone effect floor with localised wall tiling and chrome heated towel rail. 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 toilet. Ceramic stone effect floor and 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. Storage shed discreetly positioned to one side and gated side access with bespoke bin store.



- Extensive block paved driveway to front with EV charger accommodating numerous cars and convenient external power sockets.
- Services & Points of Note: Mains electricity and water. Private drainage (communal filtration system). LPG gas fired central heating, underfloor (wet system) heating, metered LPG supply from private gas tank serving the estate and serviced by Calor. Double glazed windows and solar panels. Oak flooring and fitted plantation shutters.
- Annual estate service charge for development - £1,135.90 estimated for 2026/27 for private drainage and communal grounds, not including fields.
- Council Tax Band: E – Sevenoaks District Council. Granted planning permission for single storey rear extension with rooflight and extension to existing patio Ref: 26/01203/HOUSE.
- EPC: C

Situation

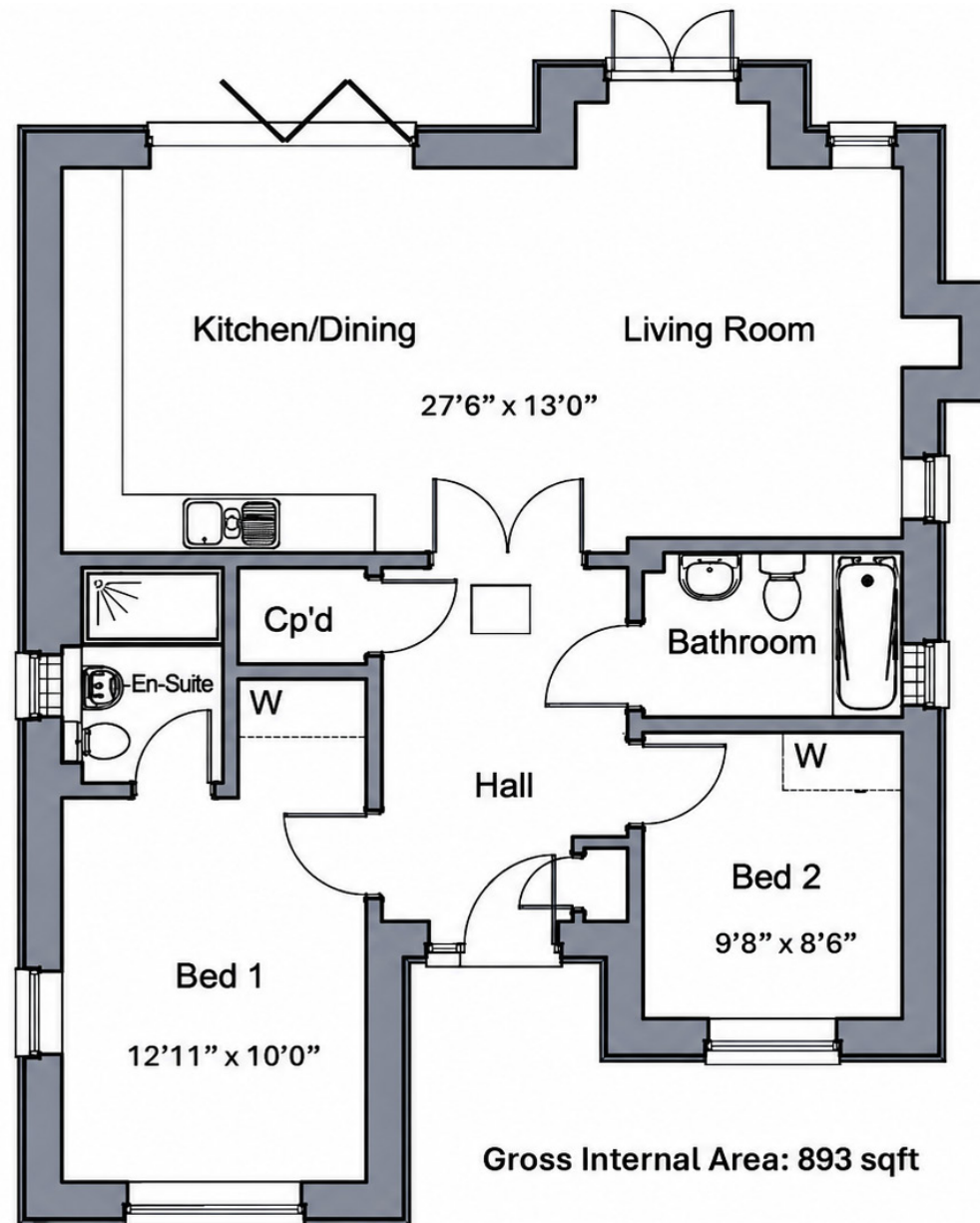
The property is accessed off the Hartfield Road via a private driveway with automatic gates and surrounded by miles of Area of Outstanding Natural Beauty countryside. The pretty villages of Hever, Markbeech and Cowden are all within walking distance, offering a selection of pubs, historic Hever castle, charming walking and cycling routes and the popular Falconhurst Farm Shop (www.falconhurst.co.uk). 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.

Viewing Strictly By Appointment

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