



1 Frant Field, Edenbridge, Kent TN8 5BB
Guide Price: £525,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Pretty Detached Character Cottage

*Central Town Situation with Views over Churchyard

*Three Bedrooms *Decorated & Updated Throughout

*Smart Kitchen/Dining Room *Two Reception Rooms

*Ground Floor Shower Room *Contemporary Family Shower Room

*Timber Porch & Courtyard Garden

*Attractively Landscaped Rear Garden

*Indian Stone Terrace with Pergola *Gated Off Road Parking

Description

This pretty character three bedroom detached cottage is situated in a central position with a lovely outlook over the churchyard. The current vendors have greatly improved, decorated and renovated the property throughout, beautiful landscaped gardens and gated parking complete this charming family home.

Accommodation

- Entrance hallway having stairs rising to the first floor with glazed banister, under stairs storage cupboard and door to:-
- Modern ground floor cloakroom/shower room comprising close coupled w.c, vanity sink and attractive marble style metro wall tiling and fully tiled shower enclosure with glazed screen, tiled heated flooring.
- Smart kitchen/dining room fitted with a range of shaker style wall mounted cabinets and base units of cupboards and drawers, laminate worktop and metro tiled splashback. Neff single oven, induction hob over with extractor, ceramic sink unit, space for dishwasher and fridge freezer. Cupboard housing Vaillant boiler, window and new wooden door leading to the courtyard, attractive Victorian style ceramic tiled flooring with underfloor heating.
- Two ground floor reception rooms, one currently utilised as a sitting room, the other a family room and study/home office.
- First floor landing with original wood panelling to one wall, porthole window on stairs and window to side, access to insulated loft space via hatch, attractive wooden panelled doors to bedrooms and bathroom.
- Main bedroom with lovely outlook over the garden and fitted cupboard with space and plumbing for a washing machine. Further double and single bedroom with lovely views of the church and over the churchyard.
- Contemporary family bathroom fitted with a white suite comprising vanity unit housing concealed cistern toilet and countertop basin. Walk in shower enclosure with marble tiled effect splashback, thermostatic pumped shower with rainfall head, glazed screen and feature vaulted ceiling with Velux window.
- Externally the property enjoys a pretty courtyard garden approached via a pathway which leads to the churchyard and landscaped rear garden enjoying a large Indian stone terrace with pergola, lawn, brick pathways and planted borders, including herb garden, silver birch and camellias.

- Covered store/utility area having storage units with worktop, space for utilities, power, light and external tap.
- Gated off road parking behind double wooden gates with mature hedge and fenced boundaries providing privacy, parking area and garden shed.
- Services & Points of Note: All mains services. Gas fired central heating with Tado smart thermostat. Fibre broadband connection. Right of access for No.2 Frant Field across the courtyard to the church yard.
- Council Tax Band: E – Sevenoaks District Council.
- EPC: C

Situation

Edenbridge is a medieval market town set in the Kent countryside with a selection of local amenities including independent shops, cafes, restaurants, chemist, hairdresser, town pubs, Waitrose, Lidl and Tesco Express with a traditional market held once a week. The town benefits from two mainline stations, Edenbridge Town Station offering services to London Bridge/Victoria via Oxted and Edenbridge Station serving Tonbridge through to Reigate and London Bridge/Victoria via Redhill, in under an hour. The M25 can be easily accessed at either junction 6 at Godstone or Sevenoaks junction 5. There is a primary school in Edenbridge and nearby villages including the sought-after primary schools in Four Elms, Crockham Hill and Chiddingstone. Secondary education options include Grammar, state and private, and can be found in towns including Tonbridge, Sevenoaks, Westerham, Oxted and Lingfield. Recreational amenities include Edenbridge Leisure Centre with swimming pool, nearby Stangrove park, golf courses and several National Trust properties including the historic Hever Castle. More extensive shopping can be found in the towns of Sevenoaks, Oxted, East Grinstead and Tunbridge Wells, or Bluewater Shopping Centre.

Viewing Strictly By Appointment

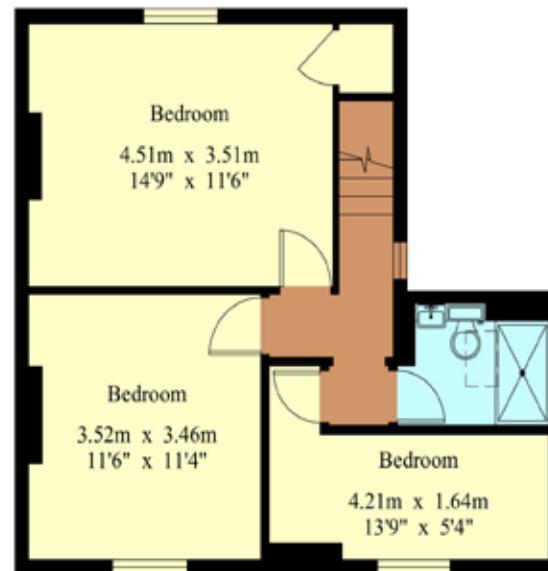
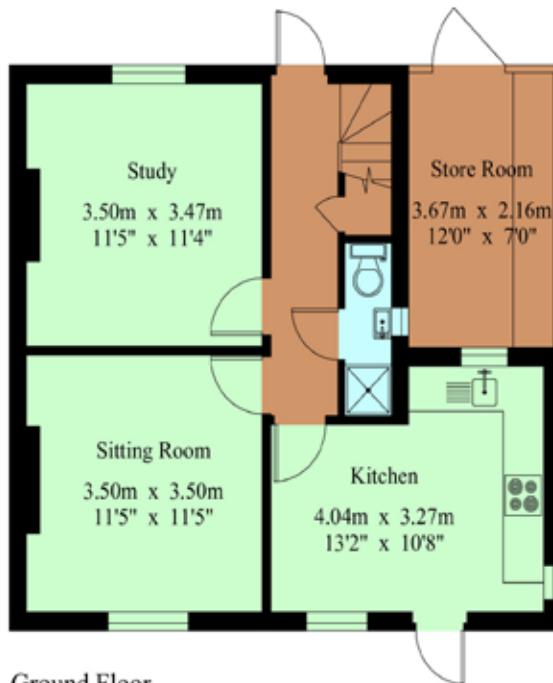
01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



1 Frant Field

House - Gross Internal Area : 92.0 sq.m (990 sq.ft.)
 Store Room - Gross Internal Area : 7.9 sq.m (85 sq.ft.)



2 4 6 8 10
 1 2 3
 Feet Metres

For Identification Purposes Only.
 © 2025 Truplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205