



4 Spring Cottages, Edenbridge, Kent TN8 6JT  
Guide Price: £475,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





\*Delightful End Terrace Character Family Home  
 \*Desirable Location \*Original Features \*Three Bedrooms  
 \*Walking Distance to Edenbridge MLS \*Sitting Room & Open Fireplace  
 \*Kitchen/Dining Room \*Ground Floor Bathroom  
 \*Level South Facing Rear Garden & Timber Home Office  
 \*Gravel Parking Area  
 \*Granted Planning Permission for Double Storey Side  
 & Single Storey Rear Extension

#### Description

This delightful end terrace character house is situated within the desirable residential area of Marlpit Hill, within walking distance of Edenbridge Mainline Train Station. The property has been well maintained by the current vendors and benefits from original features, a wide plot with southerly rear garden and granted planning permission to extend to further enhance this charming family home.

#### Accommodation

- This delightful cottage is approached over a gravel driveway leading to an enclosed entrance porch having a window to side and quarry tiled flooring, opening to the entrance hallway with stairs rising to the first floor and engineered oak flooring.
- Charming sitting room with double glazed sash window to front, central open fireplace with fitted cupboards and book shelving to recesses, ceiling cornice and smart engineered oak flooring.
- Kitchen/dining room with continuation of the engineered oak flooring, central feature cast iron fireplace, ceiling rose and window to side. Kitchen fitted with a range of two tone wall mounted cabinets and base units with ceramic sink, cupboards and drawers, single oven with hob over and aluminium industrial style worktops. Clever storage solutions including walk in understairs pantry, fitted corner cupboard and recess with shelving above providing space for freestanding fridge/freezer.
- Off the kitchen is a small lobby/utility area with space and plumbing for a washing machine and tumble dryer, door to the garden and door to the:-
- Family Victorian style bathroom, fitted with a white suite comprising panelled bath with wall mounted shower over with rainfall head and glazed screen, high level toilet and pedestal sink. Cupboard housing Viessmann wall mounted gas fired boiler, electric chrome ladder towel rail and window to side.
- First floor landing, providing access to the bedrooms and hatch providing access to the boarded and part insulated loft space with light.
- Main double bedroom with aspect to front with fitted wardrobe and useful ensuite cloakroom. Second double bedroom with aspect to side and fitted wooden shutters, feature cast iron fireplace, fitted wardrobe and door through to the third bedroom, offering a variety of uses, currently utilised as a nursery with window to rear and further pretty cast iron fireplace.
- Externally the property enjoys a double width plot, offering ample parking with wooden gates providing access to garden. The level sunny southerly rear garden offers space to relax with paved and decked terrace, the remainder being laid to lawn with fenced and mature beech hedged boundaries and garden shed.



- Detached timber home office/gym, a practical and versatile outbuilding fully insulated with vaulted ceiling, solid flooring, double glazed window, power and light.
- Services & Points of Note: All mains services. Gas central heating, newly installed Viessmann combination gas boiler. Double glazed windows.
- Council Tax Band: D – Sevenoaks District Council.
- Planning Ref: 24/01281/HOUSE – Two storey side extension with a single storey rear extension.
- EPC: C

Edenbridge is a traditional market town set in the Kent countryside with a selection of local amenities including independent shops, cafes, restaurants, chemist, hairdresser, town pubs, Waitrose, Lidl, Tesco Express, Boots and Costa Coffee with a traditional market held once a week where you can purchase a wide selection of locally grown produce.

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 in the nearby villages including 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, all a short bus or train journey from the town.

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

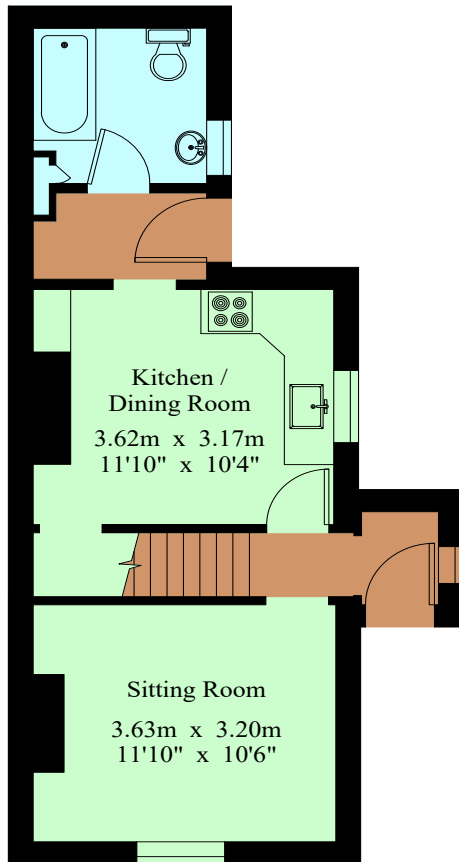
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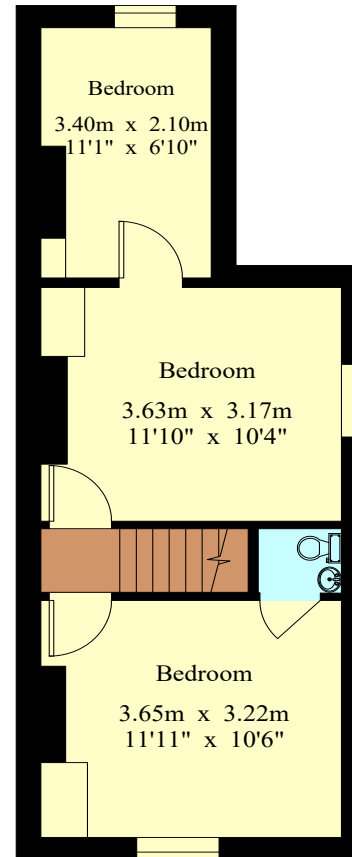


## 4 Spring Cottages

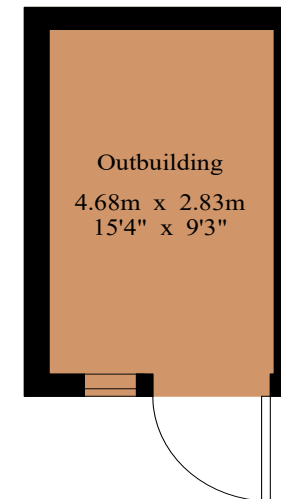
House - Gross Internal Area : 71.0 sq.m (764 sq.ft.)  
Outbuilding - Gross Internal Area : 12.8 sq.m (137 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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