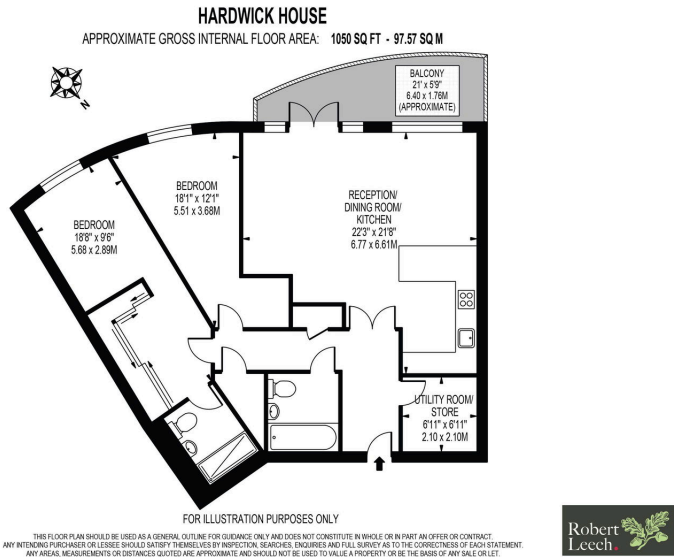




Hardwick House, Apartment 38, 2 Eden Place,
Guide Price £665,000

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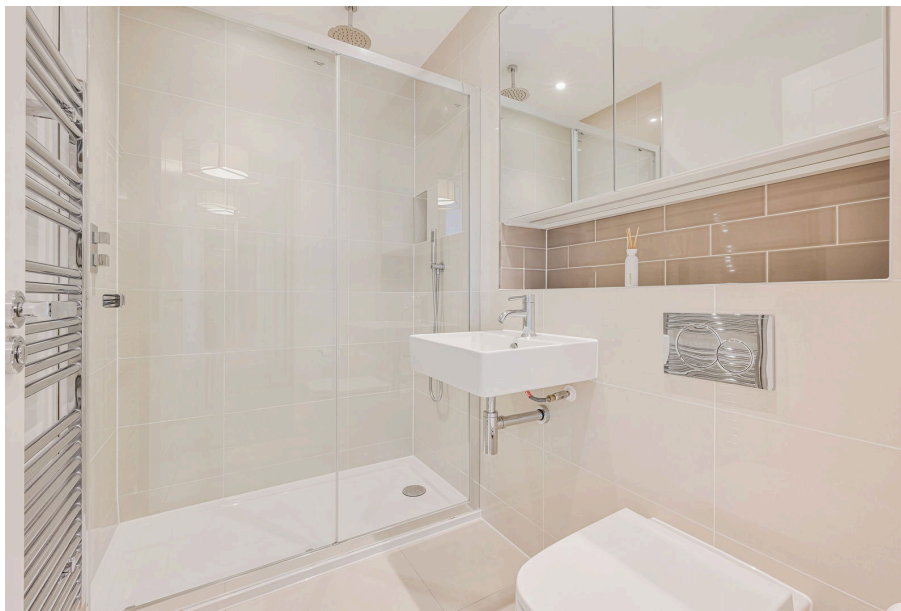
Set within the prestigious Courtyard Gardens development by St William, part of Berkeley Homes, this stunning two-bedroom, two-bathroom apartment enjoys a prime position in one of Oxted's most desirable modern residences. Boasting a spacious open-plan layout, high-end finishes, and a private South-West facing balcony with views over landscaped communal gardens, this immaculate apartment offers luxury living in a peaceful yet connected setting.

Accessed via lift or stairs, the apartment features a generous reception area with floor-to-ceiling glazing that fills the space with natural light, seamlessly connecting the living, dining, and fully integrated kitchen areas. The sleek kitchen is fitted with modern appliances including an induction hob, oven, microwave, extractor, and dishwasher.

The principal bedroom includes fitted wardrobes forming a dressing area and benefits from a stylish ensuite with a large walk-in shower, while the second double bedroom is served by a beautifully appointed bathroom. Further highlights include an exceptionally large utility room, hallway storage, and an allocated parking space in a secure underground car park.

Courtyard Gardens is enviably located just a short walk from Oxted High Street and mainline station, offering direct services to London Bridge and Victoria in around 33 minutes. The area is known for its charming boutiques, independent cafés, and excellent schools including Hazelwood School and Oxted School, both within easy reach. Surrounded by the scenic North Downs countryside and close to attractions such as Hever Castle and Chartwell House, this home offers the perfect blend of town convenience and rural tranquillity.





- Two spacious double bedrooms
- Principal bedroom with ensuite and dressing area
- South-West facing private balcony with garden views
- Floor-to-ceiling windows for maximum light
- Large open-plan kitchen, dining and living space
- Modern integrated kitchen with appliances
- Utility room with storage
- Lift access to all floors
- Secure underground gated parking
- Beautifully maintained communal gardens



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