



Carpenters Cottage, Main Road, Edenbridge

£689,950 Freehold

SOLD

£699,950 - Main Road, Edenbridge

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Beautifully presented four bedroom semi-detached property on the outskirts of Edenbridge, very close to Crockham Hill. The property benefits from a large open plan reception kitchen and downstairs WC shower room and a bedroom, or home office. Two bedrooms and a family bathroom to the first floor and a master bedroom with fantastic views. There is parking for at least 5 cars and a large sunny garden. The property has views over open countryside and is offered with no onward chain.

- Three/Four Bedrooms
- Open Plan Living Dining Room
- Well Appointed Kitchen/Family Room
- Two Bathrooms
- Off street Parking
- Landscaped Rear Garden
- Views Over Neighbouring Farmland
- Beautifully Presented Throughout
- Sought After Location
- No Onward Chain

An extended three/four-bedroom semi-detached house that has been extensively refurbished to a high specification. Beautifully presented throughout, the property offers adaptable living space arranged over three floors and enjoys a delightful outlook over neighbouring farmland. To the front of the property a driveway provides off street parking for 4 cars. The accommodation briefly comprises of an entrance hall, an open plan living/dining room, a further reception room/bedroom, shower room and a stunning kitchen/family room with bi fold doors to the rear garden. On the first floor, there are two double bedrooms and a bathroom and on the upper floor, there is a further double bedroom. To the rear of the house is a generous landscaped garden featuring a paved terrace area and level lawn. Offered for sale with no onward chain an early viewing is advised.

Crockham Hill is a beautiful village on the Kent/Surrey borders surrounded by greenbelt countryside. Shopping and recreational facilities are at Edenbridge to the south or Oxted to the north, both also with stations to London. There are many historic houses (many National Trust) in the area including Chartwell, Hever Castle and Penshurst Place. Golf at Edenbridge and Limpsfield. State and private schools including Crockham Hill village primary school are available in the neighbouring towns. M25 access junction 5 Sevenoaks or junction 6 at Godstone.

General Information

Services: Mains Water, Electricity & Drainage

Local Authority: Sevenoaks District Council

Council Tax Band: D

EPC: E 39

Tenure: Freehold

Edenbridge is a small market town with an attractive medieval high street surrounded by countryside with a selection of shops, pubs, restaurants, its own museum and hospital with MIU. There are a variety of schools in the surrounding area. Local recreational amenities include a leisure centre with swimming pool, golf courses and a number of local National Trust properties.

Edenbridge benefits from two mainline train stations offering services to London. The M25 can be easily accessed at either junction 6 (Godstone) or junction 5 (Sevenoaks). Gatwick airport is about 18 miles and the Channel Tunnel about 65 miles allowing easy access to the Continent.

Miles to: M25 Godstone (J6) 10, Oxted 8, Sevenoaks 12, Tunbridge Wells 13, East Grinstead 10.



Council Tax Band: D
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

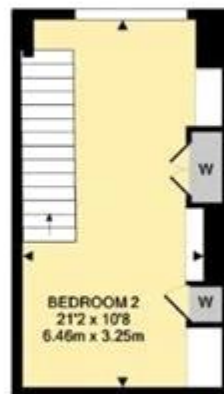




GROUND FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.6 SQ.M.)



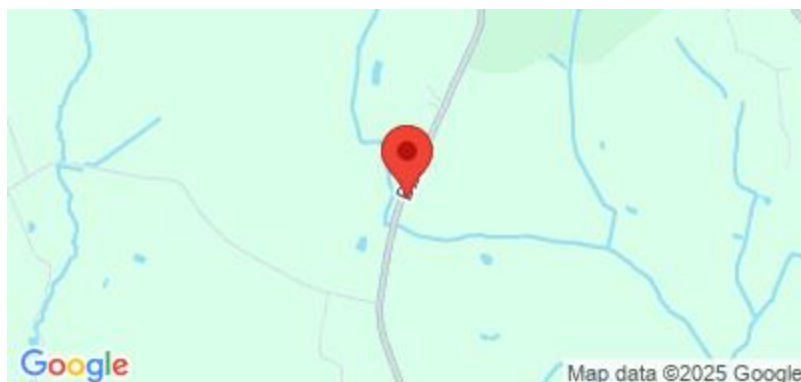
1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1358 SQ.FT. (126.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.