



Church Street, Edenbridge

£950,000 Freehold

SOLD

Five storey, truly unique and stunning six bedroom period property, lovingly improved and beautifully presented. An elegantly proportioned early Victorian building situated in the heart of Edenbridge conservation area.

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Six bedroom Victorian townhouse

Five storey, truly unique and stunning six bedroom period property, lovingly improved and beautifully presented. An elegantly proportioned early Victorian building situated in the heart of Edenbridge conservation area, close to the medieval High Street and within easy walking distance of railway stations. This property is being offered with no onward chain.

- Stunning period property dating around 1800's
- Set over five storeys
- Six double bedrooms
- Master suite occupying the entire third floor
- Many impressive original features
- Flexible living accommodation
- Beautifully fitted kitchen
- Large cellar
- Garden and courtyard
- Far reaching views from the upper floors
- Gas central heating
- Original cast iron open fireplaces
- Log burner
- Four further reception rooms affording versatile family use
- Garage and parking
- No onward chain

A handsome building, built on a Georgian plan with an impressive facade, front door and hallway which leads to: Drawing room with feature log burner and double French doors to garden; Dual aspect sitting room with sliding doors to courtyard; Luxurious fitted fully integrated kitchen with central plumbed work island opening to large dining room with beautiful wooden floors and graceful open fireplace; Large utility room with sink and plumbing.

Separate staircase to games room or bedroom six with mezzanine sleeping area; Downstairs WC; Door in hallway leads down to large cellar room

The first floor consists of two double bedrooms, one with en-suite and dressing room

The second floor has two further bedrooms; family shower room with rainfall shower

The third floor consists solely of the master bedroom with magnificent, vaulted ceiling, en-suite with roll top bath, shower, his and hers sinks; Walk in wardrobe off bedroom

Outside has a side entrance to walled garden. A detached garage and parking at rear, while vehicle and pedestrian access is off the High Street, through the Bull Yard. The property also has an enclosed private courtyard.

Services: Mains Water, Electricity, Gas & Drainage
Local Authority: Sevenoaks District Council
Council Tax Band: F
Tenure: Freehold
EPC – F 33

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.

Edenbridge itself is a small historic market town surrounded by

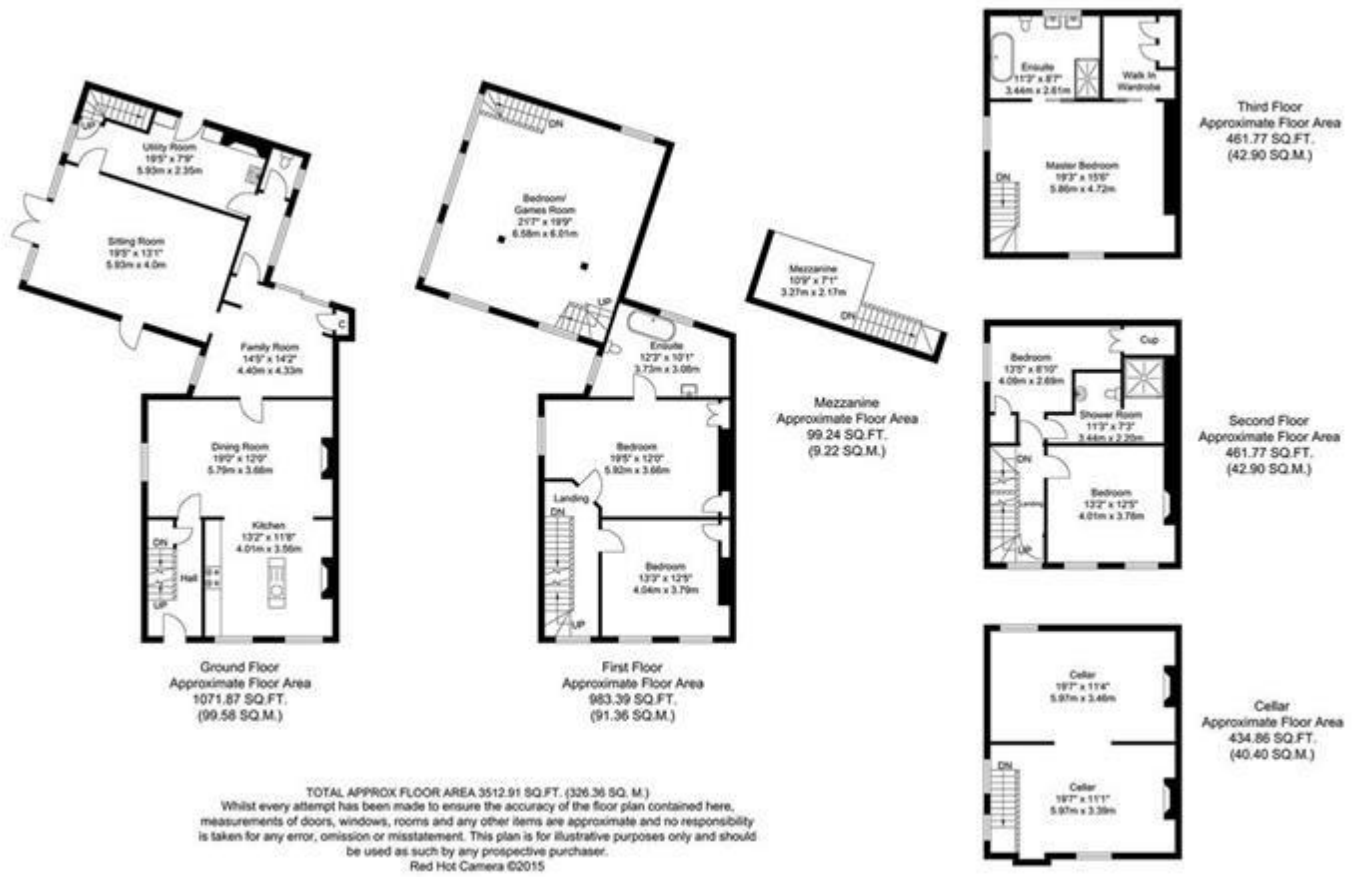


countryside with a selection of shops, banks, pubs, restaurants and its own hospital with many schools in the surrounding area. Recreational amenities in the area include a leisure centre with swimming pool, golf courses and a number of local National Trust properties.

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

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden





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.