



102 Lingfield Road, Edenbridge, Kent TN8 5EB  
Guide: £590,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Extended Character Cottage
- \*Uninterrupted Countryside Views to Front
- \*Sitting Room with Open Fireplace
- \*Modern Kitchen/Breakfast Room
- \*Separate Dining Room \*Four Bedrooms
- \*Ground Floor Cloakroom
- \*Gravel Driveway for Two Cars
- \*Impressive Rear Garden over 120ft in Length

#### Description

Beautifully presented extended four bedroom character cottage, situated in a desirable setting on the edge of Edenbridge fronting fields and backing woodland. This charming cottage has been extended and renovated throughout by the current vendors and offers bright, spacious and flexible accommodation, coupled with an impressive private rear garden just over 120ft long and off-road parking at the front.

#### Accommodation

- The property is approached via a gravel driveway to the new composite front door which opens into the entrance hallway with red quarry tiled flooring and staircase rising to the first floor.
- Charming sitting room with aspect to front, central open fireplace with red quarry tiled surround and wood burning stove. Smart engineered oak flooring.
- Dining room with outlook to the rear over garden, continuation of engineered oak flooring.
- Ground floor w.c with a white suite comprising close coupled toilet, space saver vanity basin, cupboard housing combination boiler.
- Modern fitted kitchen fitted with a range of shaker style wall mounted cabinets and base units, floor to ceiling pantry style cupboard, ceramic butler sink, white solid quartz worktops and metro tiled splashback. Spaces for a rangemaster gas oven, American fridge/freezer, dishwasher, washing machine and tumble dryer. Underfloor electric heating with white stone tiles. French doors leading to rear garden and decking.
- Main bedroom with aspect to front over rolling Kent countryside and fitted wardrobes. Second bedroom enjoying the same views and currently utilised as a study, third and fourth bedrooms having an aspect to rear with views over the garden.
- Striking contemporary refitted family bathroom fitted with a white suite comprising white freestanding bath, vanity basin with painted cupboard, walk in shower enclosure, Mira thermostatic shower with rainfall head, metro tiled splashback and gold fittings. Painted wall panelling to half height and wood effect engineered vinyl flooring.
- Gravel driveway, offering parking for several vehicles having brick edges and raised borders with established hedge lines offering privacy.



- The 120ft rear garden is mostly laid to lawn and level. With mature hedge borders offering privacy with a child friendly play area, summer house and space behind the summer house that could lend itself to create a larger garden, build a home office (subject to planning) or put a vegetable patch in.
- Services & Points of Note: Double storey extension completed in 2015. Mains electricity, water and drainage gas central heating, Double glazed windows throughout. Fibre broadband.
- Council Tax Band: D – 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, 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

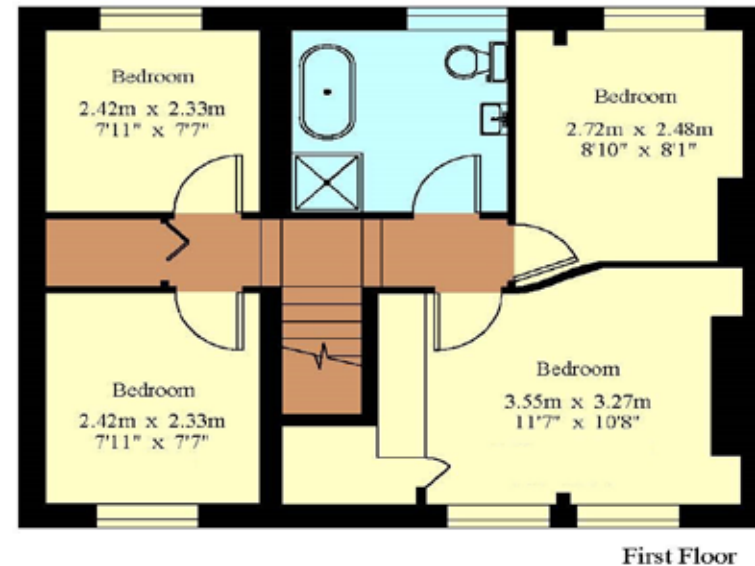
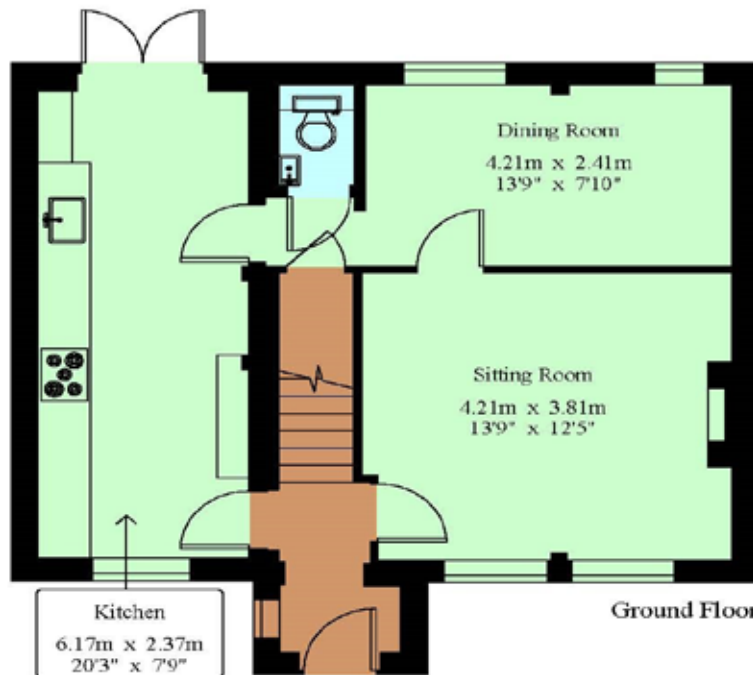
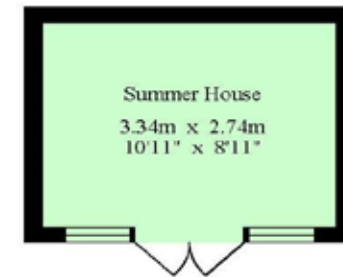
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## 102 Lingfield Road

House - Gross Internal Area : 101.9 sq.m (1096 sq.ft.)

Summer House - Gross Internal Area : 9.13 sq.m (98 sq.ft.)



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