



2 Horse Shoe Green, Mark Beech, Edenbridge, Kent TN8 5PA
Guide Price: £580,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character Mid-Terrace Country House
- *Situated in a Delightful Hamlet *Two Double Bedrooms
- *Walking Distance to Cowden Station *Sitting Room & Fireplace
- *Delightful Country Kitchen by Woodworks *Open Plan Dining Room
- *Tanked Cellar *First Floor Landing/ Study Area
- *Family Bathroom & Separate Toilet *Pretty Front Garden
- *Attractive Cottage Rear Garden *Outstanding Elevated Rural Views

Description

An opportunity to acquire this mid-terrace character home, situated in the picturesque hamlet of Horse Shoe Green on the outskirts of the village of Mark Beech. This charming property is presented in lovely order and enjoys a glorious elevated rural position yet conveniently located within walking distance of local amenities and Cowden station offering connections to London.

Accommodation

- This delightful rural property is approached through brick pillars with steps and pathway leading to the front door opening to the enclosed entrance porch with quarry tiled flooring. Door to welcoming entrance hallway, a bright space with tall feature window, staircase rising to the first floor, stripped wooden flooring and door providing access to the cellar.
- Sitting room with aspect to front, central feature open fireplace with wooden surround, cast iron insert and tiled cheeks, picture rails, wall light points and stripped wooden flooring. Fitted display bookshelves and cupboards to recesses.
- The kitchen has been opened up across the rear of the property creating a charming open plan kitchen/dining room with French doors opening to the terrace and lovely outlook over the rear garden. Shaker style in frame kitchen by Woodworks comprising wall mounted cabinets and base units of cupboards and drawers, finished with wood block worktops and tiled splashback. Island housing electric AEG oven, LPG hob with extractor over and breakfast bar return. Ceramic sink, integrated dishwasher and fridge and space for washing machine. Smart wall mounted column radiators, wall light points and oak flooring.
- Accessed via a stripped wooden door in the hallway, stone steps lead down to the cellar which has been tanked with window to front, space for freezer and storage area, quarry tiled flooring. New fuse board and smart meter.
- Generous first floor galleried landing with aspect to front affording delightful far reaching countryside views and study area. Access to part boarded and insulated loft via hatch.
- Two spacious double bedrooms on this floor, both having attractive cast iron fireplaces and stripped wooden flooring, one with aspect to rear and fitted cupboard and wardrobes, the other with aspect to front and glorious views.
- Large family bathroom fitted with a white suite comprising corner bath with digital thermostatic shower over, curtain and rail, pedestal basin, close coupled toilet, window and smart mosaic vinyl flooring. Additional separate toilet with hand basin.



- Pretty cottage front garden with Wisteria and climbing roses adorning the front elevation, area of lawn and deep shrub/flower borders. Attractive cottage rear garden having walled brick paved terrace with low retaining walls, lawn and mature herbaceous borders incorporating camelia, rhododendron, wild pear tree, bluebells and raspberries. External oil tank and storage shed.
- Services & Points of Note: Mains electricity and water. Oil fired central heating, Worcester external boiler. LPG hob and external tanks. Shared private drainage, septic tank emptied once/twice a year at a cost to vendor of £25.00 per empty. Replacement roof in October 2024. Replaced wooden double glazed multi-paned windows by Copycats of Edenbridge in 2008.
- Council Tax Band: D – Sevenoaks District Council
- EPC: D

Situation

Horse Shoe Green is situated on the highly desirable Cow Lane in the small village of Mark Beech which lies in a peaceful, rural location on the northern ridges of the High Weald Area of Outstanding Natural Beauty and nine miles North of Tunbridge Wells. Cowden rail station within walking distance from the property is on the Uckfield branch of the Oxted mainline to and from London Bridge. The village includes a church, village hall and the popular Kentish Horse Public House. Further local amenities include the Falconhurst farm shop and coffee shop for everyday needs, offering various popular local events and The Greyhound Inn. Nearby, there is also a cricket pitch at Falconhurst Cricket Club and Hever Railway station. There are many historic local attractions including the National Trust village of Chiddingstone, Chiddingstone Castle, Penshurst Place and Hever Castle. The nearest town of Edenbridge with supermarkets including Waitrose, Lidl and Tesco, with both Sevenoaks and Tunbridge Wells offer comprehensive shopping and leisure amenities. Mainline Railway Stations at Edenbridge for London Bridge/Victoria with journey times under an hour, also nearby are Hildenborough, Tonbridge and Sevenoaks all serving Charing Cross/Cannon Street/London Bridge. Well regarded primary schools in Chiddingstone and Penshurst as well as Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells and a selection of private schools in the vicinity.



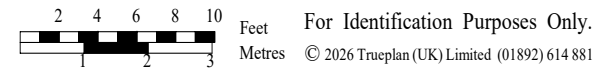
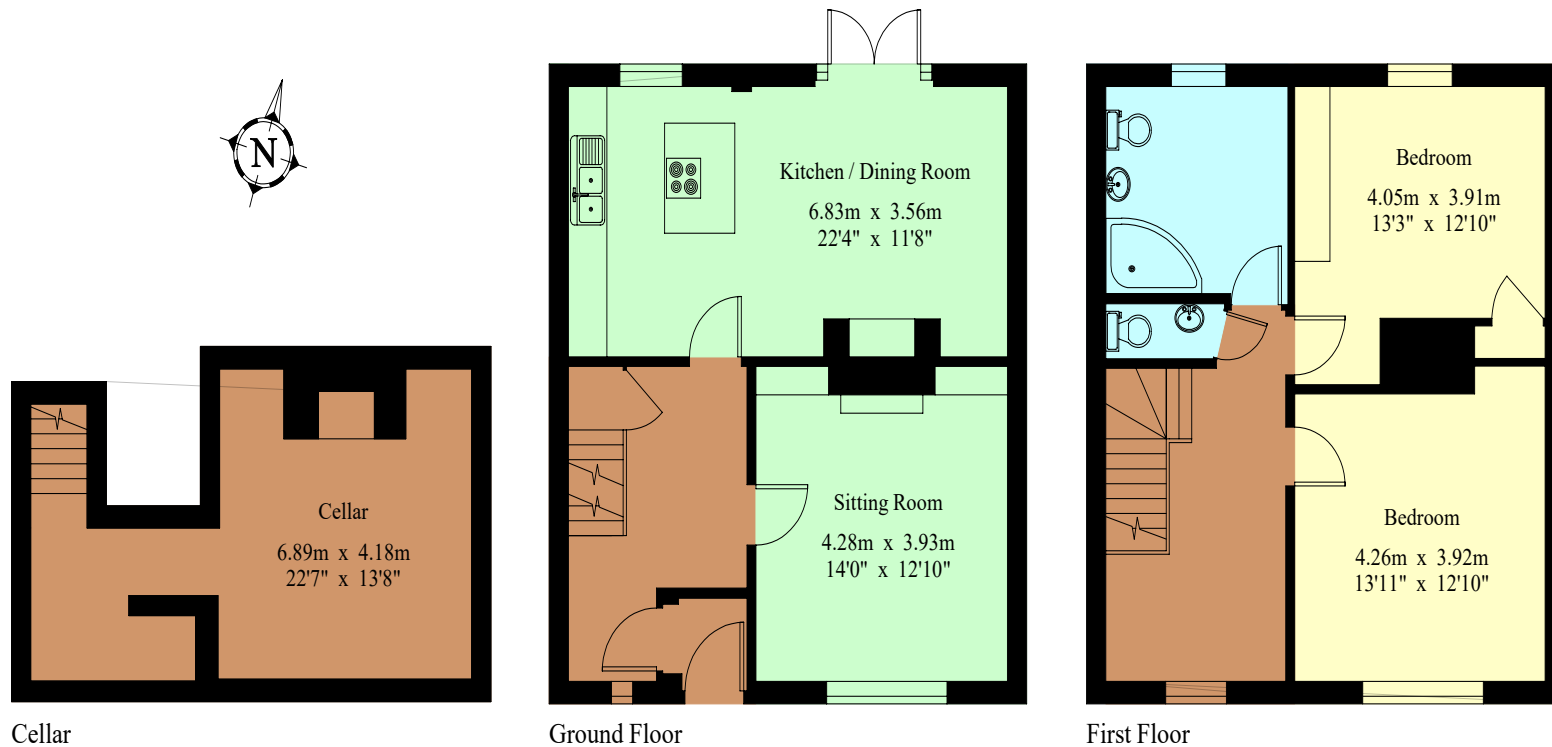
Viewing Strictly By Appointment

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2 Horse Shoe Green

Gross Internal Area : 133.4 sq.m (1445 sq.ft.)



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