



Ibbett Mosely

Hilders Lane, Edenbridge, TN8 6LG



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## \*FOR SALE FREEHOLD WITH NO ONWARD CHAIN\*

With stunning views to the south and overlooking fields to the front this attractive and spacious detached four bedroom family home also offers excellent living accommodation and is on a large plot extending to in excess of a third of an acre

### PRICE

Price Freehold £850,000

### LOCATION

To the north of Edenbridge in a country lane within the sought after Marlpit Hill area, the town centre is about a mile with a Waitrose supermarket and a variety of shops and amenities including Edenbridge Leisure Centre with swimming pool and all weather courts.

Located in the Kent grammar school catchment area, there are many other state and private schools for all ages in the surrounding villages and towns and include Edenbridge Primary School, there are also various sporting and recreational facilities within the area.

There are two stations in Edenbridge, Edenbridge Town Station with services to central London and Edenbridge Station which is within easy walking distance of the property, with a cross country service to Tonbridge and Redhill.

The town is surrounded by open country and there are many historic houses in the area that are open to the public.

- Sitting Room with Gas Fire
- Snug/Family Room with Log Burner
- Dining Room \* Fitted Kitchen
- Entrance Hall with w.c. Cloakroom
- Bedroom One with En-Suite Shower Room
- Three Further Bedrooms and Family Bathroom
- Gas Central Heating and Double Glazing
- UPVC Soffits and Facias \* EV Charging Point and Virgin Media Fibre to the house
- Garden in Excess of a Third of an Acre
- Driveway Parking and Large Garden Shed

M25 access from junctions 5 or 6 are both about a twenty minute drive.

### GROUND FLOOR

A double glazed door opens to the entrance hall.

### ENTRANCE HALL

With radiator, double glazed window, tiled flooring and stairs to the first floor. telephone socket.

### CLOAKROOM

With w.c., hand basin and tiled flooring.

### SITTING ROOM

With radiator, double glazed windows, oak flooring, wall light points, picture rail and fireplace with mains gas burning stove. Folding oak doors to the study and snug rooms. Satellite connection socket.

### STUDY AREA AND SNUG

Designed in two areas, with radiator, picture rail, double glazed windows and doors to the large decked area. Oak flooring and modern log burning stove to one corner. Satellite connection socket in snug.





## DINING ROOM

With radiator, double glazed windows and doors to the large decked area. Open to the kitchen.

## KITCHEN

Well fitted with a range of base and wall units, inset single drainer one and a half bowl stainless steel sink. Built in gas and electric range cooker with six rings and double ovens and extractor hood, dishwasher and plumbing for a washing machine, tumble dryer (with venting to the outside), wine cooler, integrated American style fridge freezer with mains water feed for water dispensing and ice maker. Double aspect windows and part tiled walls.

## FIRST FLOOR

### LANDING

With radiator, hatch to the loft space and linen cupboard with hot water cylinder.

### LOFT SPACE

Large areas boarded for storage, multiple lighting strips.

### BEDROOM ONE

With radiator, double glazed window, double wardrobe cupboard and arch to the en-suite shower room. Stunning views to the hills in the south.

### EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin with drawers and cupboards under. Chrome ladder style towel rail, double glazed window, shelved cupboard and part tiled walls.

### BEDROOM TWO

With radiator, double glazed window, double wardrobe cupboard and wood effect flooring. Stunning views to the fields to the north.

### BEDROOM THREE

With radiator and double glazed window. Stunning views to the fields in the north.





## BEDROOM FOUR

With radiator, double glazed window, shelved and wardrobe recess and wood effect flooring. Stunning views to the north.

## BATHROOM

With enclosed bath with separate shower over, w.c. and hand basin. Chrome ladder style towel rail, double glazed window, tiled walls, tiled flooring and shelved cupboard with sliding mirror door. Stunning views to the south

## OUTSIDE

## PARKING

There is off road parking to the front of the house with five bar double entrance gates. EV charging point (7kw). Secure gate to the side for access to the rear of the house. Outside lighting.

## THE GARDEN

The back garden is on the south of the house and enjoys views from the large raised deck with balustrade and steps down to the lawns, there is outside lighting and a power supply to the decked area.

Within the garden there is a second sun deck, flowering trees and shrubs, fruit trees and a garden shed. The garden extends to over a third of an acre.

## SERVICES

Mains gas, water, electricity and drainage.

## COUNCIL TAX

Sevenoaks District Council - Band "G"

## ROUTE TO VIEW

Leave Edenbridge on Station Road towards Crockham Hill, Limpsfield and Oxted. Pass under both railway lines, after the second continue up the hill past Albion Way and then turn left after a short distance into Hilders Lane.

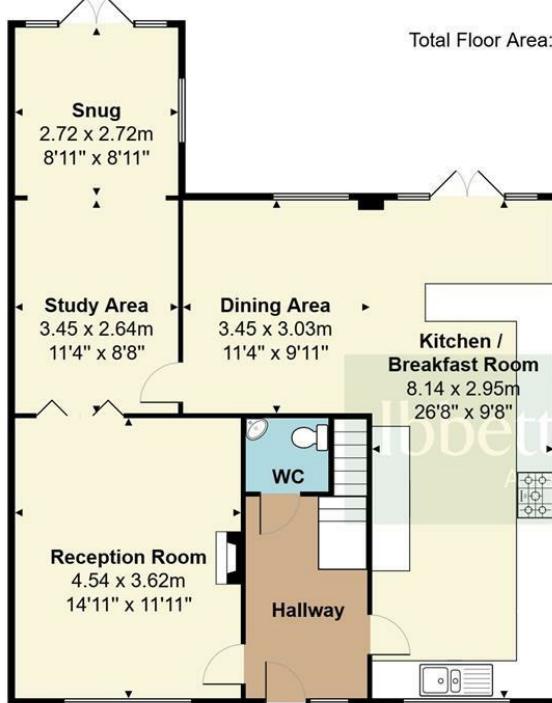
Pass Ashcombe Drive on the left and follow the road around to the right, the property will then be on the left.



Hilders Lane, Edenbridge, TN8



Total Floor Area: 140.0 m<sup>2</sup> ... 1506 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 77.5 m<sup>2</sup> ... 834 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 63.0 m<sup>2</sup> ... 679 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
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**Ibbett Mosely**

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EPC Rating- D

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