



The Cottage  
Marsh Green



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Robert  
Leech.



# The Cottage

The Cottage is an immaculately presented three-bedroom detached property on the private, single track old Roman Road, a no-through lane about a mile south of Edenbridge. The property, originally dating from the late 1800s, was substantially extended in the 1990s, with original Victorian details including leaded windows and decorative brickwork carefully duplicated so that the old and the new are undistinguishable. Oak was used extensively and can be seen on some floors, the staircase and throughout the upstairs in open supporting beams, lending a charming country-cottage feel to a house with very contemporary proportions. Despite its out-of-town and private location, The Cottage offers the charm of a period property without the common inconveniences, with all mains services connected, including full fibre broadband.

A solid oak front door leads into the Dining Room, so the current owners generally use the recent hardwood stable door at the side of the house. This leads into a smartly fitted utility room and adjacent downstairs cloakroom. The utility leads in turn to the fully bespoke, oak fitted and hand-painted kitchen with a double butler sink, dishwasher and Britannia range cooker. The floor was recently retiled with Italian ceramic tiles of a sympathetic 'Chicago brick' design.

An internal passageway leads back to the dining room, or it can be crossed to a downstairs bedroom suite consisting of a large bathroom with bath and shower, dressing room and bedroom, the latter is currently used as a delightful study, with French doors leading into the garden. Off the dining room are two reception rooms: a 'snug' or TV room with an original fireplace and Morse gas-fuelled 'wood burner-style' fire. Opposite is a more expansive drawing room featuring a substantial and impressive fireplace and 'Franklin' multi-fuel burner. A second set of French doors with glass surrounds provide a panoramic view of the garden.

The first-floor landing is large and includes a fitted study area currently used as a home office. The two upstairs bedrooms are of a good size and feature the aforementioned structural oak beams; leaded windows afford excellent views of the garden or open fields. Also upstairs, is a second bathroom of a good size and incorporating both a bath and separate power shower. A half-door in the bathroom and a further three on the landing provide access to extensive eaves storage.

A feature of The Cottage is the landscaped garden of about ¼ acre which surrounds the property. The garden is bordered by and includes a mix of native, ornamental and fruit trees, deep flower borders and shrubs. The large and original Victorian patio is perfect for entertaining and smaller covered patio and morning sun trap extends the al fresco season. To the front of the house is an attractive oak framed Heritage double garage, with parking for an additional four cars.

The Cottage is on the literal edge of the High Wield AONB, numerous public footpaths lead from the Roman Road and provide immediate access to open country and woodland. Nonetheless, Waitrose is only a brisk 15-minute walk away and Edenbridge mainline station 20.



1 mile to  
Edenbridge



12 miles to  
Gatwick



4.5 miles to  
Lingfield



LINGFIELD  
29 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



### Location

The property is located off Roman Road, and is an excellent rural location close to the towns of Lingfield and Edenbridge; both offering main line rail links into central London. Gatwick airport is approximately 12 miles distant. The larger towns of Tunbridge Wells and East Grinstead are within easy reach offering a good selection of shops.

### Schools

There are excellent schools which are easily accessible from the property including, Dormansland Primary, Hazelwood at Limpsfield Chart, Lingfield College in Lingfield, Oxted School and Sevenoaks and Tonbridge Public Schools.

### FAQS

- Gas Central Heating
- Mains Water and Drainage
- Three Bedrooms
- Freehold
- Sevenoaks District Council
- Double Car Barn with Log Store
- Full Fibre Broadband
- Property totals 0.25 acre.



(Excluding Open Car Barn)  
Total = 173.6 sq m / 1869 sq ft

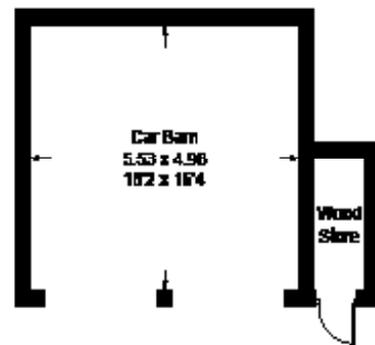


(Not Shown in Actual Location / Orientation)

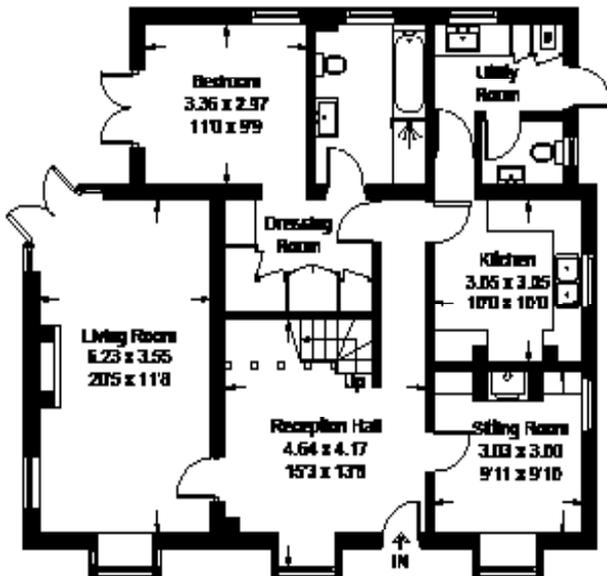


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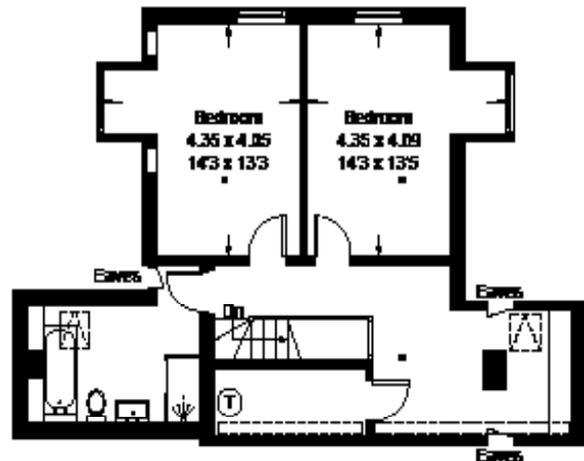
□ - Reduced headroom below 1.5m / 5'0"



(Not Shown in Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (10088311)

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