



Haxted, Kent

Robert
Leech . 



A wonderful six bedroom detached period property with a wealth of character and many original features. With two reception rooms, both with open fireplaces and a large kitchen/diner featuring bi-folding doors to the stunning garden with Mill Stream running through and fabulous views over the surrounding countryside.



Set back from the road in a secluded, semi-rural location amongst a handful of other residential properties this incredibly unique property has been lovingly maintained by the current owners. This detached home has been finished to exacting standards and offers ample accommodation across three floors.

Entering into the hall way the ground floor comprises a living room, cinema room, orangery, utility room and kitchen/dining room with bespoke fitted kitchen. The ground floor is full of character with exposed beams and timbers giving a homely and rustic feel complimented by solid wood flooring to the principle living areas. The main living room is centred around a working fireplace. The window to the front is furnished with bespoke solid wood shutters which offers privacy and character. The second reception room is currently being used as a cinema room also featuring an open fireplace and shuttered window. This room gives access to the orangery which in turn gives access to a sun terrace.

The kitchen/dining room is situated to the rear of the property and offers fabulous views of the rear garden with Mill Stream running through. The kitchen is fitted with bespoke units and includes an integrated oven and hob as well as a triple Aga. The dining area has original brick flooring and access to a small cellar area. It leads to the rear lobby with built in storage, a stable door to the rear garden and access to the utility/laundry room. There is a cloakroom which completes the downstairs accommodation

On the first floor there are five bedrooms and a family bathroom. The spacious, double aspect master bedroom has beautiful original, wooden floorboards and oozes character. There are four further bedrooms on the first floor, one is currently used as a dressing room and another is a study. The family bathroom has a large walk in shower, double basin, wc and built in storage.

A door on the landing gives access to stairs leading to the second floor. There is charming loft room, ensuite bathroom and large storage area to one side.

Outside the property benefits from a double garage and off road parking. There is a pretty front garden with a path leading to the front door. There is access to the rear on both sides of the property. The stunning rear garden has a large paved sun terrace, wooden decked area with a pretty jetty on to the stream, and a large lawned area with multiple fruit trees and vegetable patch.



At a glance

- Stunning Riverside Garden
- Six bedrooms
- Within 2 Miles of Edenbridge
- Fabulous Rural Location
- Spacious Kitchen/Dining Room With Bifolding Doors to Rear Garden
- Double Garage
- Off Road Parking
- Charming Character Throughout
- Beautiful Views
- Modern Fitted Kitchen

Location

The property is situated in the hamlet of Haxted, on the outskirts of Edenbridge (1.7 miles) and Lingfield (2.6 miles) Both have shops for every day requirements and a selection of pubs. For the commuter, there is a rail service from London. Gatwick airport is 12 miles distant. There is excellent walking in the locality.

Intrigued?

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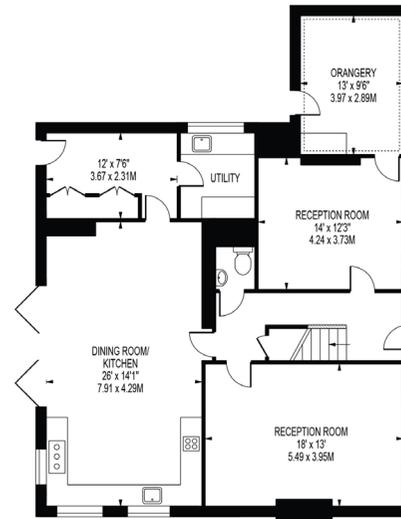
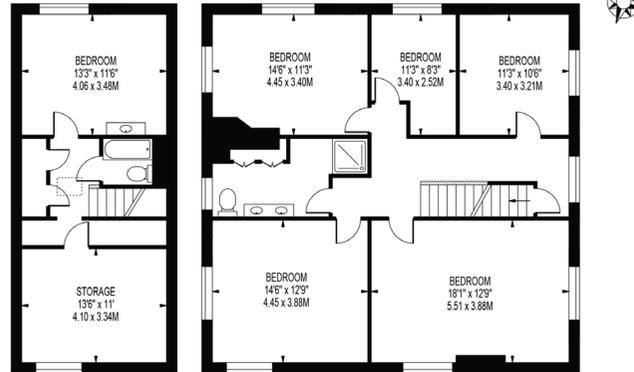
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MILL HOUSE, HAXTED ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2726 SQ FT - 253.27 SQ M



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