



Edenbridge, Kent

Robert  
Leech . 



A most attractive and secluded detached four bedroom home forming part of an exclusive development, set in a private close, built by Rydon Homes, with Edenbridge Town Station and local schools less than a mile away.



A most attractive and secluded detached four bedroom home forming part of an exclusive development, set in a private close, built by Rydon Homes, with Edenbridge Town Station and local schools less than a mile away.

The property has been maintained to an extremely high standard and benefits from a very flexible layout downstairs with 3 reception rooms. With a beautiful kitchen/diner looking over the stunning south westerly facing gardens separate family room, dining room, study and a separate utility room and cloakroom, this really is ideal for family living!

On the first floor there are four bedrooms, all with built in wardrobe space! The master bedroom benefits from a large four-piece en-suite. There is an additional family bathroom and further storage too.

To the front of the property there is a private driveway providing parking which leads to a detached double garage, there is side access that leads to a stunning, secluded south westerly facing rear garden. This is a particular feature of the property with wonderful mature borders with a variety of flowers and shrubs, flanked by generous lawn area and mature hedging providing a very private setting.



## At a glance

- Detached Family Home
- Stunning South Westerly Facing Garden
- Beautiful Kitchen/Diner
- Four Bedrooms
- Ensuite to Main Bedroom
- 3 Reception Rooms
- Less Than a Mile to Town Centre
- Double Garage
- Driveway For Several Vehicles
- Study

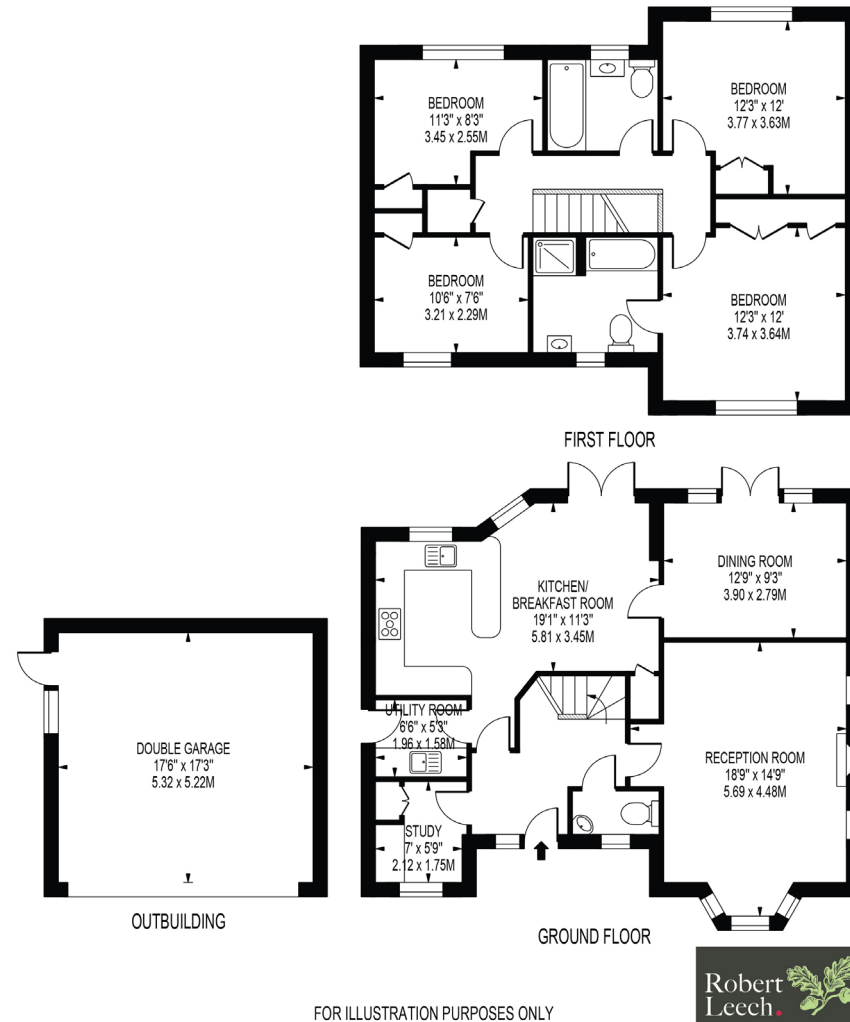
## Location

The small market town of Edenbridge offers excellent local shopping facilities including Waitrose. There is also a health centre and leisure pool complex. Edenbridge benefits from two mainline train stations with good links to central London. The M25 is a short drive (at Junction 6). For international travel, Gatwick airport is about 25 minutes away.

## GOODWIN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1493 SQ FT - 138.71 SQ M  
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 299 SQ FT - 27.77 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents



## Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield  
Surrey RH7 6AA

robertleech.com

Robert Leech

REIGATE OXTED LINGFIELD