



Marlpit Cottage, Pit Lane, Edenbridge, Kent

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**STRUTT
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BNP PARIBAS GROUP

Marlpit Cottage

Pit Lane

Edenbridge

Kent TN8 6BD

A most attractive and welcoming Arts and Crafts family-friendly house situated within large, secluded gardens and a detached one bedroom annexe.

Excellent transport connections:
Edenbridge station 0.1 mile (London Bridge 52 mins, Tonbridge/Redhill connections 15 mins), Oxted station 5.7 miles (London Victoria 38 mins), M25 (Jct. 6) 9 miles, London Gatwick Airport 15 miles.

Porch | Reception hall | Sitting room | Dining room | Study/snug | Kitchen/breakfast room | Pantry | Utility room | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Separate W.C. Garden | 1 Bedroom annexe | Garage and Cabin 0.63 acres | EPC rating F

The property

Marlpit Cottage is an attractive characterful 5 bedroomed detached home offering a total of almost 2,900 sq. ft. of light-filled accommodation arranged over two floors that includes separate one bedroom annexe and garage.

Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming characterful reception hall that gives access to a spacious wooden-floored sitting room with window seating and working fireplace and a generous dining room with carved oak ceiling beams, working fireplace and a door to the loggia. There is a bright, spacious kitchen/breakfast room featuring a large central Neptune island with Belfast sink, a walk-in pantry, sky lanterns and bi-fold doors to the

terrace. A fitted utility room with vaulted ceiling, a well-proportioned study/snug and separate cloakroom complete the floor.

On the first floor the property offers a spacious triple aspect principal bedroom with feature fireplace and modern en-suite bathroom with roll-top shower bath with shower over, three further generous double bedrooms, two with fireplaces, and a contemporary family shower room with neighbouring W.C.

Outside

The property is approached through remote controlled iron gates over a gravel driveway providing ample private parking and giving access to a detached outbuilding incorporating a garage and studio. Extending to 0.63 acres, the well-maintained garden is laid mainly to lawn and features an open-sided timber cabin and a large paved terrace with feature raised well, ideal for entertaining and al fresco dining, all screened by mature trees.

Location

The property sits on the popular north side of the historic market town of Edenbridge which offers a good range of local amenities including a weekly market, independent shops and eateries, a butcher, a Post Office, GP surgery, chemists, Lidl and Waitrose supermarkets, popular primary school, leisure centre, park, recreation ground and children's play area.

Nearby Oxted and Sevenoaks offer a wider range of shopping, service and recreational facilities. Communications links are excellent: trains from both Edenbridge stations link to central London, the Thameslink network and GWR trains to Reading and Gatwick and easy access to the national motorway network via M25 junctions at Oxted and Sevenoaks.

There is a good range of State and private schools, including several Kent-based Grammar schools nearby.





Marlpit Cottage, Pit Lane, Edenbridge, Kent
Internal area 2,864 sq ft (266 sq m)
(Inclusive Studio/Garage & Excludes Cabin)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Strutt & Parker's Sevenoaks office, head north-west on London Road (A224), after 1.4 miles at the roundabout take the first exit onto Worships Hill (A25) and follow A25 for 4.5 miles. Turn left onto the B2026, signposted to Edenbridge. Remain on B2026 for 2.5 miles, turning left into Swan Lane, before entering Pit Lane, on the right, after 0.3 miles. The property can be found on the left, identified by an impressive Cedar tree.

General

Local Authority: Sevenoaks District Council

Services: All mains services. Gas fired central heating via radiators.

Council Tax: Band G

Tenure: Freehold

Offers in excess of £1,750,000

Sevenoaks

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