



A stylish and immaculately presented home

Mill Hill, Edenbridge, Kent, TN8

£2,750 pcm, Unfurnished
Available from 26.10.2019



Stylish and high specification • Immaculately presented
• Attractive landscaped gardens • Double garage • Approx 0.4 miles to Edenbridge town

About this property

A striking family home, this family home offers a wealth of character features and well appointed accommodation.

The light and airy entrance hall enjoys an Indian sandstone tiled floor and offers access to the ground floor accommodation, along with the galleried first floor landing, via the stunning contemporary glass staircase.

A glorious triple aspect sitting room is of excellent proportions and benefits from direct access via French doors to the outside terrace. The exposed brick inglenook fireplace with inset log burner and oak bressemer forms a focal point to this lovely room.

The delightful kitchen/dining room offers a stylish range of fitted oak wall and floor cupboards, incorporating an island unit and inset sink with granite worktops over. Integrated appliances include a range cooker and extractor over, microwave and coffee machine and twin drawer dishwasher. The utility room offers a further range of matching oak wall and floor cupboards with granite worktops and a stable door provides access to the rear.

An attractive cloakroom incorporates a fully enclosed back to wall WC with granite surround and matching granite skirting.

The master bedroom features fitted wardrobe cupboards and enjoys a luxuriously appointed en suite bathroom. The good sized guest bedroom enjoys an en suite fully tiled wet room. Two further bedrooms and a family bathroom, featuring contemporary sanitary ware complete the internal accommodation.

To the front and rear the property enjoys extensive landscaping, incorporating a substantial terrace ideal for al fresco entertaining along with attractive planting borders.

The oak framed double garage with doors is a useful addition to the property, and along with the store room has power and light connected and the store also has the benefit of heating.





Local Information

Comprehensive Shopping: Sevenoaks (approx. 11 miles), Tunbridge Wells (approx. 12 miles), Croydon (19 miles) and Bluewater in Dartford (approx. 24 miles).

Mainline Rail Services: Edenbridge Town Station to London Bridge/London Victoria via Oxted. A fast service from Sevenoaks to London Bridge.

Primary Schools: Edenbridge Primary School and several in Limsfield, Crockham Hill, Oxted, Westerham, Four Elms, Hever, Chiddingstone and Penshurst.

Grammar Schools: Weald of Kent Girls, Tonbridge Girls Grammar and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys School in Tunbridge Wells.

Private Schools: Brambletye, Stoke Brunswick, Ashdown House and Holmewood House School in East Grinstead. Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Solefields and New Beacon Preparatory Schools in Sevenoaks. Radnor School in Sundridge.

Sporting Facilities: Limsfield Tennis & Squash Club, Edenbridge Leisure Centre, Golf clubs in Sevenoaks, Limsfield Chart, Westerham, Oxted, Holtye and Hever. Sailing at nearby Bough Beech reservoir and horse racing at Lingfield Park.

Road links: The M25 can be accessed at Godstone (junction 6) and Riverhead (junction 5) giving access to other motorway networks and Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.

Mill Hill, Edenbridge, Kent, TN8
Gross Internal Area 1925 sq ft, 178.8 m²

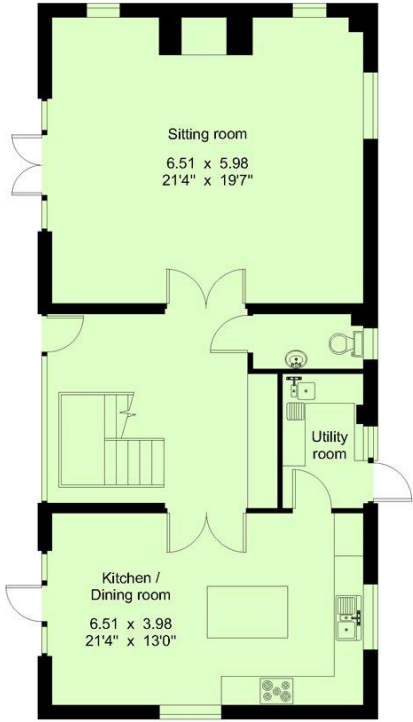
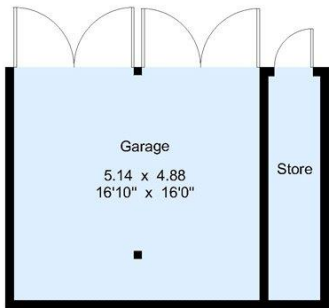
Olivia Thomas
Sevenoaks Lettings
+44 (0) 1732 789 760
othomas@savills.com

Brambles Barn

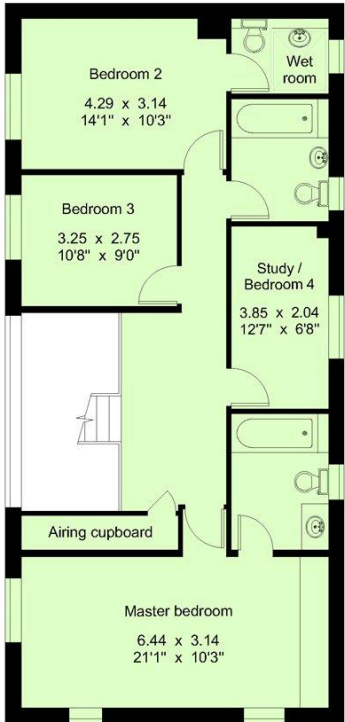
Gross internal area (approx.)

- House - 178.9 sq m (1925 sq ft)
- Garage - 30.2 sq m (325 sq ft)


For identification only - Not to scale
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Ground floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	81
EU Directive 2002/91/EC 		

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20190917MEHE

