



Charming period cottage set in delightful gardens with countryside views.

**Medlar Cottage, How Green Lane, Hever, Edenbridge, Kent, TN8 7NN**

£1,100,000 Freehold

savills



- Immaculately presented throughout
- Delightful rural views
- Edge of village location
- Attractive & well-established gardens
- Detached studio
- Gated driveway providing ample parking
- In total about 0.42 acres

#### Local Information

Medlar Cottage is set on the outskirts of the charming village of Hever, famous for its Castle with its historical connections of Anne Boleyn, the second wife of King Henry VIII and mother of Elizabeth I. There is also a Golf Club within the Hever Estate.

• Comprehensive Shopping: Edenbridge (3.5 miles), Sevenoaks (8.8 miles), Tonbridge (9 miles) East Grinstead and Tunbridge Wells.

• Mainline Rail Services: Hever (2 miles) and Cowden (3.8 miles) to London Bridge, Hildenborough (6.5 miles) and Sevenoaks (8.8 miles) to London Bridge/Charing Cross/Cannon Street. Edenbridge Town (4 miles) to Charing Cross. Edenbridge (3.7 miles) to London Victoria.

• Primary Schools: Hever, Chiddingstone, Four Elms and Cowden.

• Grammar & State Schools: Tonbridge, Sevenoaks and Tunbridge Wells.

• Private Schools: Tonbridge Schools. Sevenoaks, The Granville, Solefields and New Beacon Preparatory Schools in Sevenoaks. Sevenoaks and Walthamstow Hall (Girls) Secondary Schools. Radnor School in Sundridge. The Preparatory Schools at Brambletye, Stoke Brunswick and Ashdown. Holmewood House Preparatory School in Langton Green.

• Sporting Facilities: Edenbridge Leisure Centre. Racing at Lingfield Park, Plumpton and Brighton. Golf at Hever, Holtze in Cowden and also at the two Royal Ashdown courses (Forest Row), Piltown, Paxhill Park and East Sussex National (Uckfield). The National Trust owns a large amount of land in the general vicinity which provides excellent walks and places of interest including the quaint village of Chiddingstone and Penshurst.

• All distances are approximate.









### About this property

Medlar Cottage is an attractive and characterful attached property dating from c. 1910 with later additions, set in a delightful rural position with far reaching views. The well-proportioned accommodation is arranged over three floors, combining character features with modern embellishments and offering superb and versatile space for both formal entertaining and family living. Salient features include a bespoke kitchen, stylish bathroom suites, Dorset Purbeck stone flooring, underfloor heating, recessed downlights, solid oak doors, an Aga, feature fireplaces, oak wooden flooring and multi-pane windows. Also of note are the extensive enchanting gardens and impressive garden studio.

- The excellent sitting room has a large window with a delightful view to the rear and feature fireplace with a wood burning stove.

- The bespoke kitchen/breakfast room is well equipped with a comprehensive range of wall and base units incorporating a central peninsular with solid wooden worktop, and integral appliances including an electric Aga. French doors open to a paved terrace, ideal for al fresco entertaining. A spacious dining area adjoins and features a wood burning stove.

- Completing the ground floor is a utility room and a cloakroom with a stable door to outside.

- Arranged over the first floor is the principal bedroom which has an attractive rural outlook and is served by a modern en suite shower room.

- There are three further double bedrooms, two with built-in storage cupboards and all with attractive outlooks.

- A well-appointed family bathroom with a roll top bath and separate shower completes the first floor.

- Wooden paddle stairs rise to a spacious converted attic, currently utilised as a study, with Velux skylights and eaves access into a full height storage room.

- Medlar Cottage is approached over a gravel drive behind five bar wooden gates leading to the house and studio and providing ample off road parking.

- The impressive and established gardens enjoy a south easterly aspect with views over the adjoining farmland. There are a variety of deciduous and evergreen trees and hedges interspersed with well-stocked flowerbeds flanking the lawns and incorporating a mature vegetable garden with raised beds and herb garden. A brick paved path leads to the south west of the house and a delightful paved terrace.

- An impressive timber garden studio has power, light and water connected and offers a versatile space for a variety of activities. There is also a useful large garden implement storage shed.









**Tenure**

Freehold

**Local Authority**

Sevenoaks District Council. Tax Band 'E'

**Energy Performance**

EPC Rating = D

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office. Telephone: +44 (0) 1732 789 700.

**Directions**

From Sevenoaks town centre proceed in a southerly direction turning right into Oak Lane opposite Sevenoaks School. Turn right over Gracious Lane Bridge and take the next right. At the end of the road turn left onto Ide Hill Road (B2042). Continue down the hill. At the bottom of the hill the road will bear sharply right. Take the left fork here signed Chiddingstone. Proceed along this road, passing Bough Beech reservoir on your left. At the T-Junction turn left and go over a humpback bridge. Turn immediately right towards Hever and passing Hever Golf Club on the left, turn right at the triangle on to How Green Lane. Turn left and the entrance to Medlar Cottage can be found on the right.





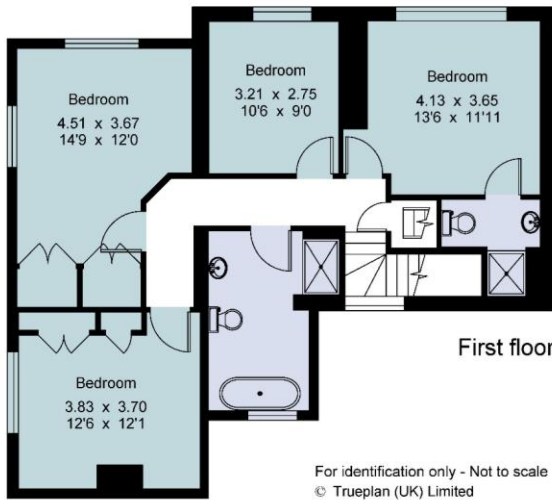
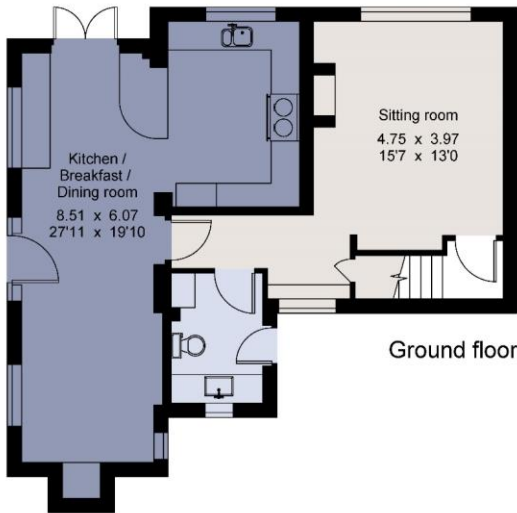
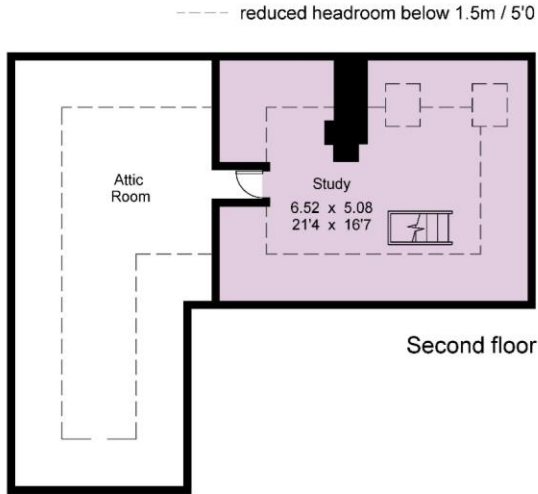
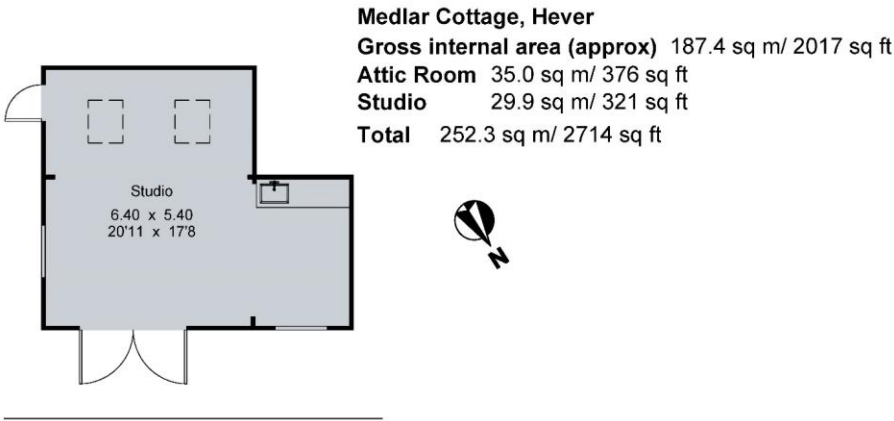




**Medlar Cottage, How Green Lane, Hever, Edenbridge, Kent, TN8 7NN**  
**Gross Internal Area** 2,017 sq ft, 187.4 m<sup>2</sup>  
**Attic Room** 376 sq ft, 35.0 m<sup>2</sup>  
**Studio** 321 sq ft, 29.9 m<sup>2</sup>  
**Total** 2,714 sq ft, 252.3 m<sup>2</sup>

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-)                                       | 59      | 77        |
| 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                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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