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Open View, How Green Lane, Hever, Edenbridge, Kent TN8 7PS

A four-bedroom detached family home, formally two cottages sympathetically combined to create a fantastic property, set in a rural location in How Green Lane, TN8. Call us now for more information, we are *Open 8am - 8pm 7 Days a Week*



£925,000 Freehold

PROPERTY DESCRIPTION

A four-bedroom detached family home, formally two cottages sympathetically combined to create a fantastic property, set in a rural location in How Green Lane, TN8. This impressive house is set within a generous plot of approximately half an acre. The sweeping driveway can accommodate many vehicles and also leads to a detached double garage that with the right planning could easily lend itself to converting into auxiliary accommodation. The property is entered through a double-glazed storm porch that leads into a bright and airy hallway. The hallway has a useful cloakroom and doors into the snug and open-plan kitchen/dining room. The Kitchen/dining room enjoys views over the vast rear garden and has a sunny conservatory-style dining area ideal for entertaining and an opening into the farmhouse-style kitchen complete with log burning stove. The sitting room resides to the front of the property and again a generous size, a cosy snug lies next to the sitting room which is a perfect place to sit and read a book in front of the fireplace. The rear hallway has stairs leading to the first floor and also a useful utility room for the white goods. Upstairs there are four good-sized bedrooms with the main bedrooms being triple aspect and making use of the natural light from every angle. There is also a modern family bathroom just off the landing. Externally there is a wonder garden that is as wide as it is long and incorporates a patio area and an expanse of level lawn adorned with a plethora of mature shrubs and trees. There is also a working garden for those with green fingers and access to the rear of the double garage that has power and lighting. The seller has also built a wooden workshop that is a fantastic size which also has power and lighting which would be ideal as a workspace or a hobbies room. Viewings are highly recommended on this unusual but stunning house. Call us now for more information, we are *Open 8am - 8pm 7 Days a Week*

FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- GENEROUS PRIVATE DRIVEWAY AND DOUBLE GARAGE
- NEVER LESS THAN A 5 MINUTE DRIVE AWAY
- CLOSE TO CHIDDINGSTONE OUTSTANDING PRIMARY SCHOOL
- RURAL LOCATION
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

SITUATION

Tunbridge Wells, Tonbridge, and Oxted are all within a ten-mile radius and offer a further range of shopping, educational, and recreational facilities. The M25 motorway can be accessed nearby at junction 5. There are also lots of walks locally in the surrounding countryside and both Penshurst Place and Chiddingstone Castle are also within easy reach. The property is situated in a delightful rural location on How Green Lane, TN8 on the edge of the picturesque village of Hever, renowned for the Castle where Henry VIII is known to have lived. Hever Golf Club is a short drive away and local shops and further amenities are available in the nearby town of Edenbridge which also has railway stations and a large leisure centre. Hever has its own railway station which is approximately 45 minutes from London Bridge.

ENTRANCE PORCH

A double-glazed entrance porch that has tiled flooring and a door into the entrance hallway.

ENTRANCE HALLWAY

The entrance hallway has tiled flooring, a modern radiator, a double-glazed window to the rear, a door into the cloakroom, the open plan kitchen/dining room, and also an entrance into the snug.

CLOAKROOM

The cloakroom has tiled flooring, a low-level W/C, a wall-mounted corner wash hand basin with mixer taps, a wall-mounted heated towel rail, and a double-glazed frosted window to the side.

KITCHEN/DINING ROOM

A very bright and open space that combines the dining/room conservatory area with the farmhouse-style kitchen. The Dining area has solid oak flooring, a modern radiator, double-glazed windows overlooking the rear garden, a double-glazed door leading out onto the patio area, and ample space for a dining room table and chair set. The kitchen area has matching solid oak flooring, a range of eye and base level units, a marble worktop with an inset one-and-a-half bowl stainless steel sink unit with mixer taps, space for a Range cooker, space for an upright American fridge freezer, integrated dishwasher, tiled splash backs and a double glazed window to the rear. The kitchen also has a log-burning stove, and doors leading into the sitting room and the inner hallway.

SITTING ROOM

A comfortable lounge area that has carpeted flooring, two modern radiators, a built-in TV display unit with storage cupboards, three double-glazed windows, coving, and a cosy snug area complete with an open fireplace.

INNER HALLWAY

The inner hallway has stairs leading to the first-floor landing, a double-glazed window to the front, and a door into the utility room.

UTILITY ROOM

The utility room has space for a washing machine and a tumble dryer and also a double-glazed window to the side.

FIRST FLOOR LANDING

The carpeted stairs lead to the landing that has doors leading to all four bedrooms, and the family bathroom.

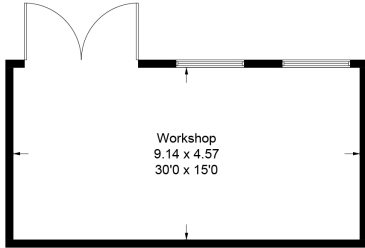
BEDROOM ONE

The main bedroom is triple aspect with three double-




FLOORPLAN

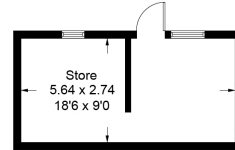
Approximate Gross Internal Area = 159.5 sq m / 1717 sq ft
 Outbuildings = 95.5 sq m / 1028 sq ft
 Total = 255.0 sq m / 2745 sq ft



Outbuilding

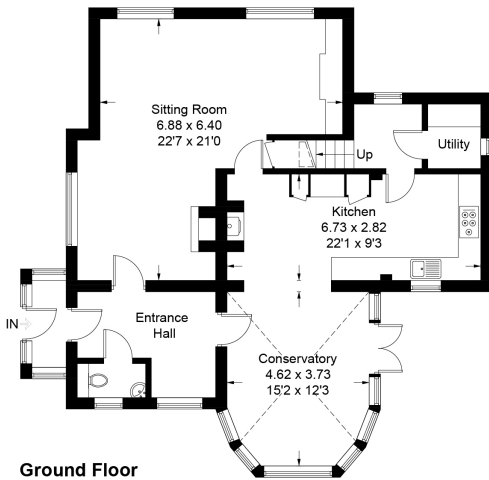
(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0"

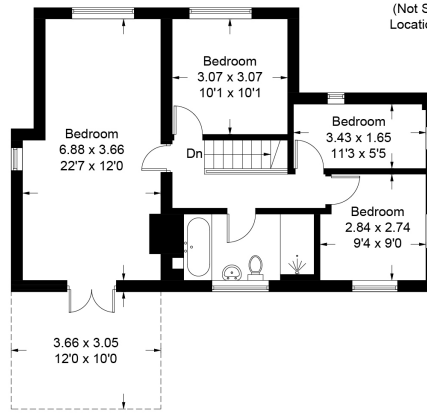


Outbuilding

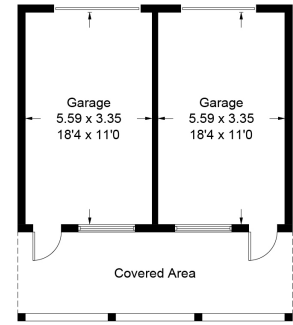
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Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1085677)

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