

Guide Price

£599,950

Garnham
H Bewley

6 Eden Hall, Stick Hill, Edenbridge



- Detached Family Home
- Three Bedrooms
- Kitchen/Living Room
- En-suite and Bathroom
- Downstairs W.C.
- Bi-folding Doors Onto Garden
- Ample Driveway
- Exclusive Gated Development

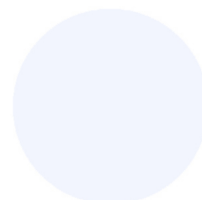
For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



6 Eden Hall, Stick Hill, Edenbridge, Kent TN8 5QQ

Garnham H Bewley are pleased to present to the market a stunning three Bedroom Detached Home in Exclusive Gated Development. This exceptional, newly built 3-bedroom detached home offers modern living at its finest, located in an exclusive gated development near the charming town of Edenbridge. With the benefit of a remaining NHBC guarantee, this home combines peace of mind with contemporary design and finishes. Upon entering, you are welcomed into a spacious entrance hall with access to downstairs W.C. and leading through to the light-filled open-plan kitchen/living area, perfect for both family life and entertaining. The bi-folding doors seamlessly connect the living space to the garden, bringing the outdoors in and offering a wonderful setting for alfresco dining or relaxing. The downstairs has the added bonus of underfloor heating. The property boasts three generously sized bedrooms, including a luxurious master suite with its own en-suite bathroom. The stylish, modern bathrooms throughout the home are fitted with high-quality fixtures and finishes. Set within a secure and peaceful gated community, this home offers a fantastic opportunity to enjoy the tranquility of a rural location while still benefiting from access to local amenities and transport links. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.



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Accommodation

**Ground Floor
Entrance Hall**

Downstairs W.C.

Kitchen/Living Room
25' 4" x 18' 8" (7.72m x 5.69m)

**First Floor
Landing**

Principal Bedroom
13' 10" x 11' 5" (4.22m x 3.48m)

En-suite

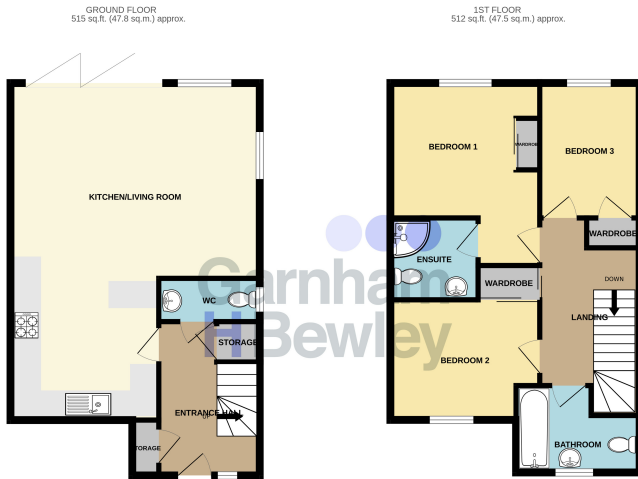
Bedroom 2
11' 4" x 8' 11" (3.45m x 2.72m)

Bedroom 3
9' 8" x 6' 9" (2.95m x 2.06m)

Family Bathroom

**Outside
Garden**

Driveway



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.
We do not warrant that these plans or the accuracy of the figures contained here, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should be used as such for any proposed purchase. The actual layout and appearance of the house and town itself and its premises as to their accessibility or efficiency can be given.
Made with Merge 32023



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| 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 | | | |
| | | 77 | 80 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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