



Swan Lane, Edenbridge

---



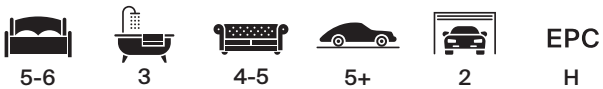




## A beautifully presented family home with wonderfully flexible living

---

Located in a private location yet within easy reach of local amenities, travel links and excellent schools



**Guide price:** £1,675,000

**Tenure:** Available freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** H













## The Property

A long driveway leads from the road through a pair of electric gates and leads into a large private plot, tucked away and surrounded by mature trees yet providing an excellent location for local amenities, schools and transport links. The driveway opens up to provide ample parking outside the house.

## Ground Floor

The house itself has two entrances; a convenient side entrance and a front entrance which opens out into a large, light and bright formal entrance hallway. This hallway acts as a central hub to the house and provides access to the surrounding rooms. On the north side of the house, with a west facing aspect, a modern kitchen/breakfast room sits alongside an accompanying snug room with bifold doors which open out onto a west facing deck, perfect for al fresco dining and outdoor entertaining. The side entrance is provided via a utility/boot room with fitted units and an additional sink together with space for a washing machine and dryer. A separate dining room (also accessed from the main entrance hallway) also opens out onto the west facing decked area. On the south side of the house sits a large family living room with a large feature stone fireplace together with french doors leading out to the deck.

On the south-eastern side of the house an integral double garage is accessed from the hallway and sits alongside a downstairs study and guest WC together with ample storage options throughout the ground floor. A secondary staircase leads to a substantial room above the garage, perfect for use as a games room/play room/ workspace/additional bedroom space.













## First Floor

From the hallway a wooden staircase leads to a large, light and bright galleried landing with access to the four double bedrooms on this floor; a well sized guest room on the south side of the house benefits from an en suite bathroom, two double bedrooms share a separate family bathroom whilst the principal suite, with storage, en suite bathroom and west facing balcony completes the ensemble on this floor. A further set of stairs leads up to a fantastic loft room that could make a magnificent bedroom suite or indeed be used as an additional playroom, office or family space.

## Outside

The garden benefits from a large west facing aspect with accompanying decking linking to the living space of the house. The garden then wraps around the house and includes ample parking spaces outside for cars, together with an additional parking space in an open oak-framed barn with additional garden storage.

## Location

The house is ideally located near the market town of Edenbridge with its wide range of amenities, shopping options (with a local market held every Thursday) and transport links.

Edenbridge benefits from 2 mainline stations (44 minutes direct to London Bridge and to Victoria via Redhill) and good links into London. The M25 is easily accessible and this provides easy access to the airports at Gatwick (15 miles away) and Heathrow together with the Channel Ports (via the M26) and the wider UK motorway network. Additional urban centres nearby include Oxted (with its station 6.9 miles away) and Sevenoaks (12.5 miles away).





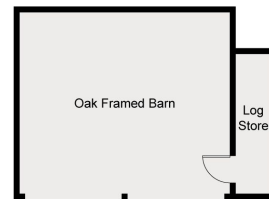
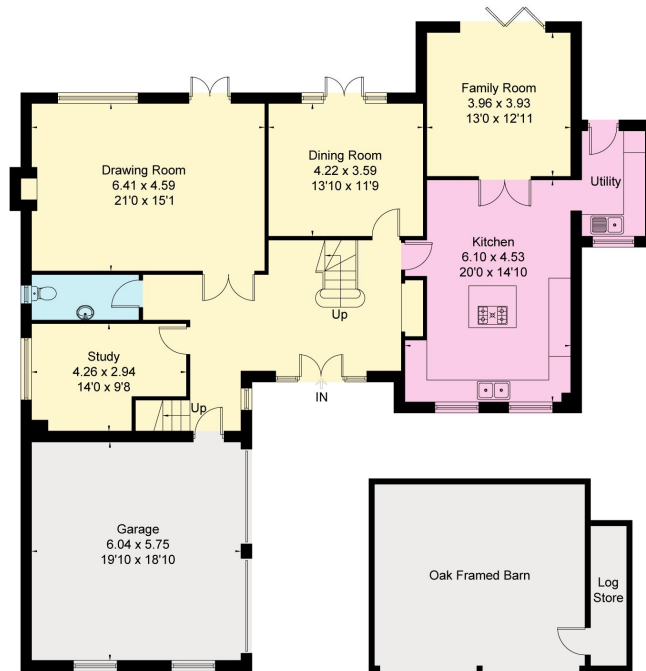
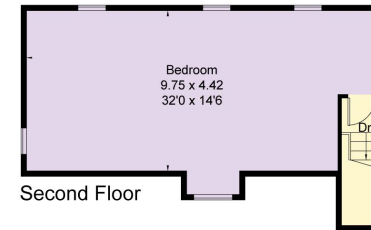








Approximate Floor Area = 382.3 sq m / 4,115 sq ft  
(Excluding Outbuilding)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank  
Sevenoaks  
113-117 High Street  
Sevenoaks  
TN13 1UP  
knightfrank.co.uk

I would be delighted to tell you more  
**Matthew Hodder-Williams**  
01732 744460  
matthew.hodder-williams@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated April 2023. Photographs and videos dated April 2023.  
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



