

CHURCHILL
COUNTRY & EQUESTRIAN



4 SKEYNES FARM COTTAGES
EDENBRIDGE, KENT

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LINGFIELD ROAD, EDENBRIDGE, KENT, TN8 5HN

A beautifully presented 3 bedroom end of terrace character cottage with attractive gardens, far reaching views and great equestrian facilities.

There are 5 stables, a 6om x 2om floodlit sandschool and in all the property extends to some 3 acres.



The Property

GROUND FLOOR

- ~ Country style Kitchen
- ~ Living Room with Open Fireplace
- ~ Dining Room
- ~ Family Bathroom

FIRST FLOOR

- ~ 2 Double bedrooms
- ~ 1 Single bedroom
- ~ Master bedroom benefits from far-reaching views

GARDENS & GROUNDS

- ~ Attractive South facing garden
- ~ Lovely patio area
- ~ Further lawn area with a Summer House
- ~ Ample parking for a number of vehicles

EQUESTRIAN FACILITIES

- ~ 5 Stables (3 timber stables & 2 brick built stables)
- ~ 6om x 2om Sand & Pasada Floodlit School
- ~ Workshop / Store
- ~ Tack Room & Wash Room
- ~ Two bay Field Shelter

OUTBUILDINGS

- ~ Large, detached Garage
- ~ Garden Shed

THE LAND

- ~ In all, the land extends to some 3 acres which is divided by post and rail fencing into two paddocks. The majority of land is bordered by hedges or post and rail fencing.





4 Skeynes Farm cottages is an attractive and beautifully presented cottage which has recently been updated and improved by the current owners.

There are lovely original features throughout such as open fireplaces and exposed brickwork, and the cottage offers well laid out accommodation with three reception rooms downstairs. The living room is light and airy with an open fireplace and views over the rear garden and beyond. Linking the living room to the kitchen is a good-sized dining room with double doors opening out onto the patio seating area. The kitchen has beautiful exposed beams and is fitted with wooden cupboards, an electric oven and hob, space for a fridge freezer, and a freestanding dishwasher. The kitchen leads through to the family bathroom with a WC, sink, bath and a shower overhead.

Upstairs there is a spacious master bedroom with two fitted wardrobes and far reaching views, a second double bedroom and a third smaller double/single bedroom overlooking the front of the property.

Outside there is a lovely patio area, a log store, a garden shed, a large detached garage and an attractive rear garden which is south facing with mature hedges, shrubs and trees. There is a gate from the garden which leads through to a further garden area with a pretty summerhouse which overlooks the outdoor school, land and far reaching views beyond.

The stables are located opposite the cottage and comprise of 2 brick built traditional stables (10' x 10') and three timber stables (12' x 12') all with automatic drinkers. There is also a workshop, a corner tack room and an adjacent washroom with space for a washing machine, and there is also a sink with hot and cold water connected. There is a large concrete area, which has been recently improved, with a tie rail and the yard has lights, water and electricity connected. There is a spacious car parking area, shared with 2 other cottages, which offers room to parking a horsebox/trailer and leads round to the paddocks where there is also a 2 bay field shelter. The land, which extends to some 3 acres, is divided up into two paddocks, all post and rail, and lead to the 60m x 20m floodlit school which has a sand and Pasada surface.







LOCATION

4 Skeynes Farm Cottages is located just at the entrance to the small, historic town of Edenbridge, with access via a driveway and wooden five bar gate onto a large gravel parking area. Edenbridge has a wide selection of shops, banks, supermarkets, pubs and restaurants as well as a leisure centre, swimming pool and gym. The town is steeped in history with an attractive High Street and historic buildings, and other places of historic interest nearby include Hever Castle, Chartwell and Penshurst Place. There are excellent transport links from the property with access to the M25 at Junctions 5 and 6 both 10 miles away as well as a train station in Edenbridge providing a regular service to London in just 45 minutes. There are excellent equestrian venues close by including Felbridge Showground which offers affiliated and unaffiliated events. There is also good hacking locally from the property linking to the nearby TROT rides and hunting locally is with the West Kent Foxhounds.

FURTHER INFORMATION

Services: Mains gas, electricity and drainage

Local authority: Sevenoaks District Council

Tax Band: D

EPC: E

Tenure: Freehold

Photographs: Taken May 2020

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.

Promap: For indicative purposes only, not to scale.



