



1 Merlin Drive, Edenbridge - TN8 6QQ
Guide Price £835,000

FINE & COUNTRY





1 Merlin Drive

Edenbridge, TN8 6QQ

A beautifully appointed home, tucked away in a small, select cul de sac of just four houses, surrounded by picturesque farmland. This spacious property features an east-facing garden backing onto open fields, a double carport with extra parking and an impressive open-plan lounge/dining/kitchen. Offering 1485 sq feet of accommodation and the remaining 8 years of the new build warranty.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Barn Style Four Bedroom Detached House
- Quiet Cul De Sac Position
- Open-Plan Lounge/Dining/Kitchen
- Flexible Accommodation over Two Floors
- Double Carport & Additional Parking
- Remainder of 10 Year Build Warranty
- Semi Rural Location Between Edenbridge & Oxted
- Air Source Heat Pump with Underfloor Heating



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On the borders between Kent and Surrey, close to many areas of natural beauty, Merlin Drive offers a wonderful opportunity to acquire a stunning barn style home in a semi rural location. Surrounded by local farmland and with distant views to the North, Edenbridge town with its charming local shops and restaurants supported by a Waitrose supermarket, is just over two miles away. The larger town of Oxted is within a short drive providing rail links connecting to various London termini from both Oxted and Hurst Green stations. Constructed just 2 years ago, this impressive property is one of just four homes sharing a quiet cul de sac location. With flexible ground floor space to include a stunning open-plan lounge, dining and kitchen, the true heart of the home, featuring two sets of bi-folding doors that open directly onto the rear terrace and garden, creating a seamless connection with the outdoors. A range of grey fronted kitchen units incorporating integrated appliances to include two ovens, an induction hob, extractor fan, integrated dishwasher and washing machine. In addition, there is a double bedroom with a Jack & Jill shower room, ideal for guests or multigenerational living, as well as bedroom 4, which could also serve as a study, if required. Rising to the first floor, the main bedroom is a striking retreat with a beautiful vaulted ceiling and its own ensuite shower room, offering comfort and privacy in equal measure.



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Additional features to note would be an air source heat pump for the central heating, offering underfloor heating to the ground floor and radiators to the first floor, private drainage via a mini sewage system, making this a highly efficient, economical house to run. There is also the remains of a 10 year, new build warranty. **STEP OUTSIDE:** Ample off road parking with an addition of a double carport. The rear garden is approached from one side of the house via a pedestrian gate. A level plot bordered by post and rail fencing to all sides, mainly laid to lawn with mature hedging to boundaries. East facing with surrounded by farmland.

The area has a fine selection of schools at both primary and secondary levels in state and private sectors including primary schools in Edenbridge and Four Elms, Hazelwood Prep School in Oxted, Lingfield College as well as grammar schools in Tonbridge and Tunbridge Wells. There are sports and leisure centres in Edenbridge and Oxted, various golf clubs including Limpsfield Chart, Tandridge and Hever. There is horse racing at Lingfield Park, tennis clubs in various locations including Limpsfield, as well as football, rugby, cricket and hockey clubs. The home presents a rare blend of contemporary design, eco-use and rural charm





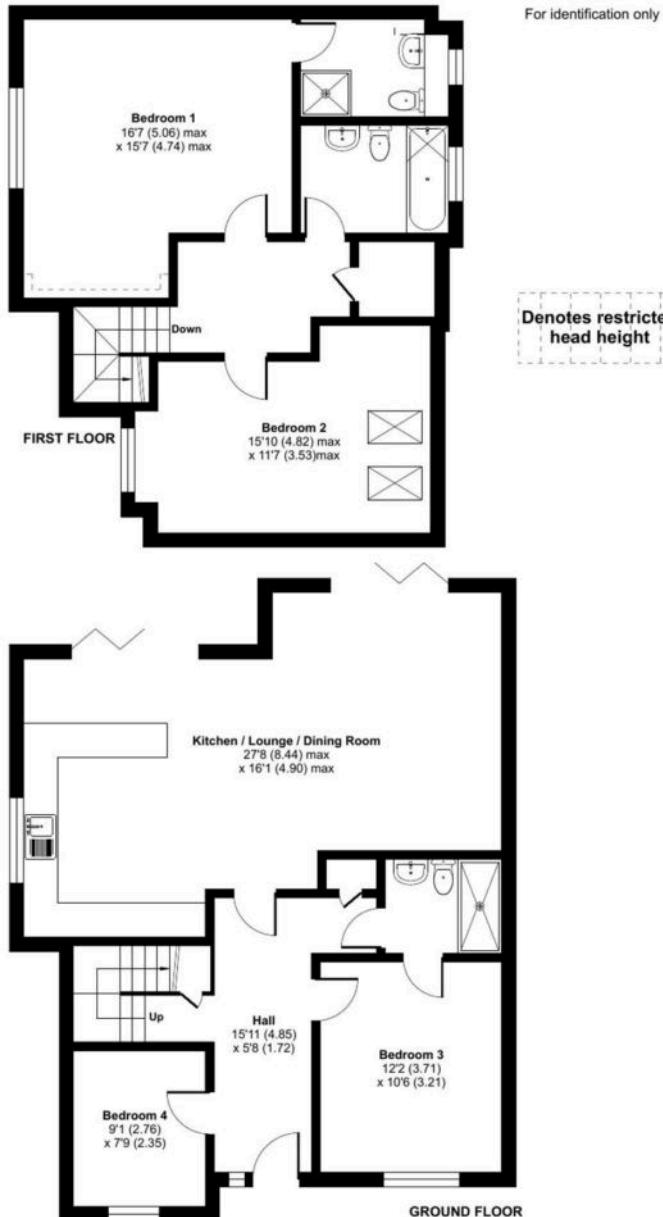
Merlin Drive, Edenbridge, TN8

Approximate Area = 1486 sq ft / 138 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 1496 sq ft / 139 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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