



Elm House,
Four Elms Road,
Four Elms

TN8 6NL

Guide price of £875,000



Robert
Leech. 

Elm House, Four Elms Road, Four Elms, TN8 6NL

Dating back to the late 1800s this property was once the village Post Office and is located in the heart of Four Elms village with unparalleled views of the picturesque village pond. Lovingly restored by the current owners this property is the perfect family home.

The ground floor comprises a large full width living room, kitchen, dining room, utility room and cloakroom. The impressive living room is furnished with two striking bespoke stone fireplaces each housing working log burners with light flooding in through the large sash windows to the front of the house. The downstairs accommodation continues with a recently fitted bespoke, handmade kitchen finished with Quartz worktops and integrated appliances. The kitchen leads onto the dining room, which gives access to the rear garden via french doors. The ground floor is completed with a fully furnished utility with space for appliances and a downstairs cloakroom. The ground floor benefits from underfloor heating and plantation shutters throughout.

Upstairs there are four double bedrooms including the master suite, which has ample storage in the form of built in wardrobes to the bedroom itself and a fully fitted walk in dressing area. The dressing area and en-suite bathroom ooze character with vaulted ceilings complete with exposed beams. The en-suite comprises a double walk in shower, high-mounted cistern W/C, pedestal hand basin and towel rail. The family bathroom benefits from a free standing roll top bath, high-mounted cistern W/C and vanity unit hand basin.

The loft is part boarded and houses a large mega flow water tank and security camera system, there is a ladder and lighting. Outside there is recently laid resin based drive way with ample parking to the front giving side access to the South facing garden. The rear garden has a good sized patio area with the rest of the garden laid to artificial lawn. There is a large, purpose built garden room, ideal for a home office which is fully insulated with its own electricity supply and double glazed windows. There are also fitted base units with worktop to one end. Finally the property benefits from fully tanked cellar accessed from the driveway.

- Chain free sale
- Detached family home
- 4 beds, 2 baths, 2 recep
- South facing garden
- Large home office/workshop
- High spec finish
- Village location
- Master suite with en suite & dressing room
- Ample off road parking
- Living space 1,767 sq ft



2 miles
Edenbridge



15.7 miles
Gatwick
Airport



2.3 miles
Edenbridge
Town Mainline
Station



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

Edenbridge is a small historic market town surrounded by countryside with a selection of shops, banks, pubs, restaurants and its own hospital with many schools in the surrounding area. Recreational amenities in the area include a leisure centre with swimming pool, golf courses and a number of local National Trust properties.

The village of Four Elms is located just outside Edenbridge, which benefits from two mainline train stations with services to London Bridge. Further afield, Sevenoaks Mainline Station (7.5 miles) goes to Charing Cross and Canon Street. The M25 can be easily accessed at junction 5 or 6.



FAQ'S

- Built 1880-1890
- Was the old Post Office
- Chain free sale
- Purchased 2009
- All appliances will be staying apart from fridge freezer in garden room
- All light fittings and shutters staying
- Underfloor heating and radiators throughout ground floor
- Oil fuelled heating
- Mains sewerage
- Damp and woodworm guarantee certificates from Gullivers
- Boiler installed 7 years ago and is annually serviced
- Hot and cold outside taps
- Cellar has been tanked and has heating, lighting and drainage

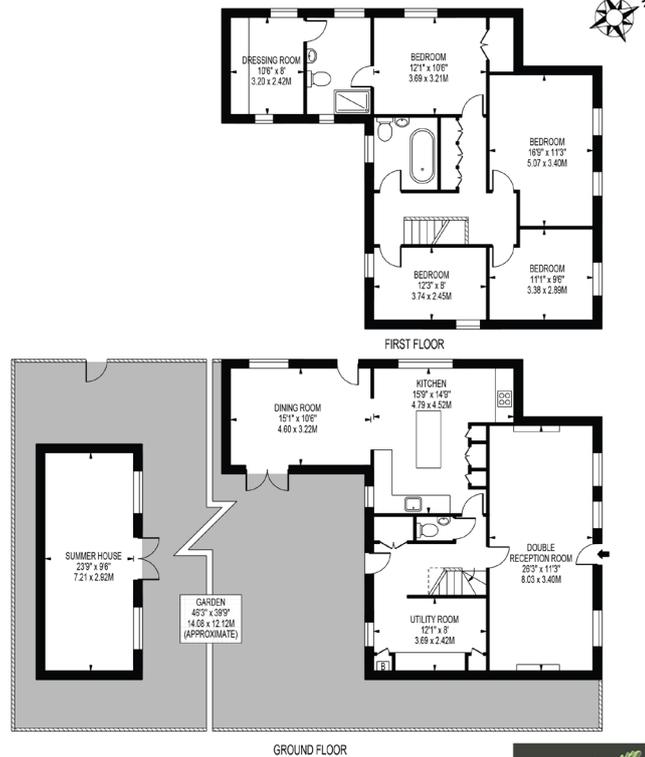




ELM HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1767 SQ FT - 164.20 SQ M
(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 227 SQ FT - 21.05 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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