



Marsh Green Road, Edenbridge, TN8 5QL Offers in excess of £1,000,000

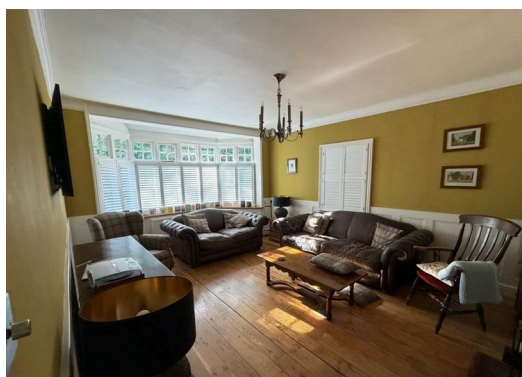
A substantial and characterful former Inn offering flexible accommodation and excellent potential, situated in the attractive hamlet of Marsh Green on the outskirts of Edenbridge.

The proposed ground-floor layout provides an impressive and versatile arrangement, including a generous kitchen/diner, separate lounge, dining room, study, gym, conservatory, utility room, WC and useful storage, all arranged around a welcoming central hall with a feature staircase.

The property enjoys a semi-rural setting surrounded by attractive Kent countryside, while being conveniently positioned for the amenities of Edenbridge, including shops, cafés, restaurants, schools, leisure facilities and recreational areas.

Transport connections are also excellent, with bus stops close to the property and Edenbridge Town railway station approximately 2.5km away, providing services towards London Bridge. The road network gives access to Sevenoaks, Oxted, Tunbridge Wells and East Grinstead.

The Wheatsheaf Inn therefore offers a rare combination of character, generous accommodation, countryside surroundings, accessibility and future potential, appealing to both private purchasers and those looking for a development opportunity.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

