



FOUR ELMS

EDENBRIDGE, KENT

Guide Price £800,000 Freehold

JACKSON-STOPS 

**THE COTTAGE BLACKMOOR
ROODLANDS LANE, FOUR ELMS, EDENBRIDGE,
KENT, TN8 6PG**

**A CHARMING DETACHED COTTAGE IN A FABULOUS RURAL
LOCATION ON THE FRINGE OF FOUR ELMS VILLAGE**



DESCRIPTION

Located in a fabulous rural location yet within commutable range of London, The Cottage enjoys extensive views over the surrounding countryside. Thought to have originally been constructed in the late 1800's as part of the neighbouring Blackmoor House estate, The Cottage has been extended and modernised over the years and now offers idyllic living for families and those who would appreciate the generously sized and well stocked garden, and local countryside pursuits. The Cottage extends to some 1,960 square feet and is arranged over ground and first floors; all set within a plot of 0.35 acres.

Internally, on entering the property by the front door and via sheltered porch, the entrance hall leads to a downstairs cloakroom to one side and to the main south facing and light filled sitting room on the other. The sizeable sitting room has full height feature shelving, an open fireplace and double French windows accessing the garden. The sitting room continues into the dining room beyond which stairs lead to the first-floor accommodation. Also off the dining room is a delightful conservatory from which the garden can be fully appreciated in all weathers. The kitchen/breakfast room is of a good size with a range of wall and floor mounted cabinets set beneath worktops. Adjoining the kitchen is a useful larder/pantry with a north facing wall and window opening. The stairs lead to the first floor where there are three bedrooms, two of which are doubles and have ensuite facilities. The principal bedroom mirrors the size of the living room below and has further extensive south facing views over the garden and open countryside.

Externally there is parking and access to a double garage via a shared driveway, and further unrestricted parking for two vehicles is available in a partial layby next to the front door/porch. Overflow parking can be found at the top of the garden where double gates access an area of hardcore for two/three cars. The extensive garden is well stocked and includes a greenhouse and an area for fruit and vegetable production which would be much admired by followers of The Good Life! A decent sized and more recent garden shed with electrical connections is located close to The Cottage.



FEATURES

- Entrance Hall with Cloakroom
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room & Larder/Pantry
- 3 Bedrooms (2 with En Suite)
- Driveway Parking & Detached Double Garage
- Delightful Cottage Styled Garden

SITUATION

Enjoying a rural position in the Green Belt within this popular Kent village of Four Elms, which benefits from a small range of local facilities including a public house, church, cafe, cricket ground and primary school. Edenbridge (2.5 miles) also provides a good range of local facilities together with leisure centre, commuter rail services and both Lidl and Waitrose. Golf and sailing clubs can be found at nearby Hever and Bough Bough Beech respectively. The larger towns of Sevenoaks & Oxted (both 7.9 miles and 6.4 miles respectively) with comprehensive range of educational, recreational and shopping facilities, together with mainline stations serving London Cannon Street/Charing Cross from Sevenoaks and London Bridge/Victoria from Oxted in approximately 30/35 minutes. The historic town of



Westerham and Chartwell, former home of Sir Winston Churchill, are close by. Hever Castle and Penhurst Place are located in nearby villages. Access to the M25 at Junctions 5 and 6 linking with the other motorway networks, Gatwick, Heathrow and Stansted airports, the Channel Tunnel and Bluewater shopping centre.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375

DIRECTIONS

From the M25 junction 5, proceed onto the A25 going east and turn right towards Edenbridge on the (B2042) Cold Arbor Road. Continue on this road for about five miles and on approaching the village turn left at the crossroads, and continue ahead where Roodlands Lane will be found along on the left-hand side.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.





PROPERTY INFORMATION

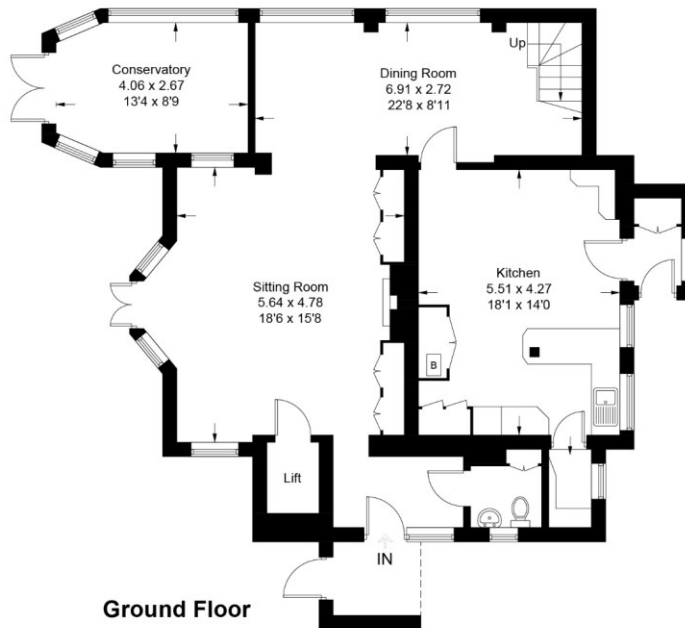
- Services: Oil fired central heating. Mains electricity and water. A shared private sewage treatment system.
- Local Authority: Sevenoaks District Council
- Council Tax band: F
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

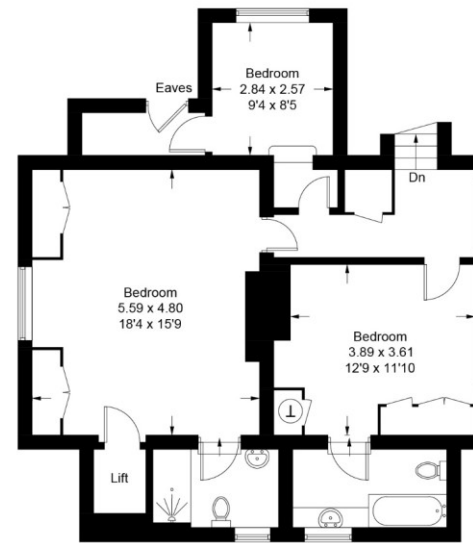
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

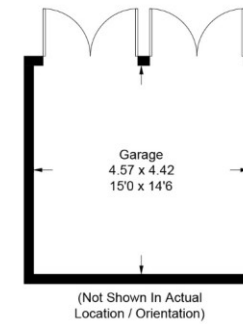
Approximate Gross Internal Area = 182.0 sq m / 1959 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 202.0 sq m / 2174 sq ft



Ground Floor



First Floor



Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1205376)
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