



EDENBRIDGE

KENT,

Guide Price £1,400,000 Freehold

JACKSON-STOPS



OAK LODGE

DWELLY LANE, EDENBRIDGE, KENT, TN8 6QE

HIGHLY VERSATILE COUNTRY HOME, SET WITHIN 3 ACRES OF GENEROUS GARDENS AND Paddock, OFFERING EXCEPTIONAL ACCOMMODATION FOR MULTI-GENERATIONAL LIVING, WITHIN EASY REACH OF OXTED TOWN AND STATION.



DESCRIPTION

Enjoying a delightful rural setting surrounded by open countryside, this adaptable single-storey home offers the perfect opportunity to embrace a more self-sufficient lifestyle. With space for animals, productive gardens and extensive family accommodation, it is an ideal retreat for those seeking the charm of country living without sacrificing convenience. The property is approached via a generous gated driveway, providing ample parking, with additional grassed parking to the side of the house. The attractive, enclosed gardens are beautifully planted with colourful shrubs and mature planting, creating a peaceful and private environment. A netted pond provides a tranquil focal point and a wonderful space for outdoor relaxation and entertaining. Beyond the garden, a five-bar gate opens into the adjoining paddock, which currently accommodates sheep, goats and chickens, with a range of small animal shelters and enclosures.

Extending to an impressive footprint, the accommodation is arranged over a single level and offers considerable flexibility to suit a variety of living arrangements. The principal residence comprises a welcoming reception/dining hall, a spacious dual-aspect sitting room enjoying lovely garden views and opening onto a covered terrace, a breakfast room, kitchen, four double bedrooms, a family bathroom and a separate shower room. Complementing the main house is a large, self-contained annexe, providing ideal accommodation for extended family, dependent relatives, guests or potential home-working requirements. The annexe includes a kitchen, utility room, large sitting room, study, two double bedrooms and a shower room. Combining extensive accommodation with a wonderful country setting, this unique home offers a rare opportunity to enjoy a flexible rural lifestyle within convenient reach of local amenities and commuter connections.

FEATURES

- Covered Porch, Reception/Dining Hall, Living Room, Breakfast Room, Kitchen, Utility Room, Four Double Bedrooms, Shower Room, Family Bathroom, Annexe with Sitting Room, Two Bedrooms, Shower Room. Gated Drive, Attractive Garden with Covered Terrace and Side Patio, Paddock with Stables and Animal Shelters. In All About 3 Acres. EPC Rating: D



SITUATION

Oak Lodge is situated in a sought-after rural location on Dwelly Lane located between Staffhurst Wood and Haxted, and is south of Limsfield Chart. Edenbridge is 2.2 miles with a range local amenities, schools and leisure facilities. The larger town of Oxted with a more comprehensive range of shops, schools and recreational facilities, together with leisure centre, is 5.2 miles. Schools in the local vicinity include Hazelwood at Limsfield Common and Lingfield College at Lingfield and the locally renowned Oxted School. The property is conveniently positioned for transport links including Hurst Green station which is 4 miles away, providing mainline links to London Victoria and London Bridge. The house is well placed for junction 6 at the M25, 7.8 miles away providing links to national motorway network, Gatwick, Heathrow and Stansted airports, London, the Channel Tunnel and the Kent coast. The situation combines rurality with accessibility and convenience.

VIEWINGS

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



DIRECTIONS

Leave Oxted via the A25, heading east towards Sevenoaks. At the traffic lights in Limsfield, turn right onto Wolf's Road and continue as the road becomes Red Lane. Follow Red Lane for approximately two miles. As you enter Staffhurst Wood, you will reach a junction; turn left onto Dwelly Lane. Continue along Dwelly Lane for about one mile, crossing over the railway line and passing Merlin Drive on your left. Remain on Dwelly Lane, and Oak Lodge will be found 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 via radiators in the main house and electric boiler in the annexe. Mains electricity and water. Private drainage.
- Local Authority: Tandridge District Council
- Council Tax band: G (£4,278.22for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 219.3 sq m / 2360 sq ft
External Cupboard = 0.9 sq m / 10 sq ft
Total = 220.2 sq m / 2370 sq ft



Ground Floor

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. (ID1311479)

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