



MARSH GREEN

EDENBRIDGE, KENT

Guide Price £1,600,000 Freehold

JACKSON-STOPS



SHELBOR

**HARTFIELD ROAD, MARSH GREEN, EDENBRIDGE, KENT
TN8 5NH**

**AN EXCEPTIONAL DETACHED BARN STYLE PROPERTY OF
OVER 3,500 SQ FT, WITH APPROXIMATELY 1.3 ACRES OF
BEAUTIFULLY POSITIONED GROUNDS, ENJOYING FAR-
REACHING COUNTRYSIDE VIEWS WHILST BEING JUST 1.6
MILES FROM THE LOCAL AMENITIES**



DESCRIPTION

An immaculately presented five-bedroom barn-style residence extending to 3,502 sq ft, built in 2019 and centered around a stunning open-plan living and dining space with a bespoke kitchen. Multiple bi-fold doors flood the interior with natural light, framing far-reaching rural views and opening onto beautifully landscaped wrap-around gardens.

FEATURES

- A vaulted entrance hall creates an striking first impression, featuring an oak staircase and stone flooring that flows seamlessly throughout the ground floor with the benefit of underfloor heating.
- The triple aspect main reception space offers spacious open-plan living and dining area and is flooded with natural light. Two sets of bi-fold doors open onto the terrace, connecting the interior with the gardens, whilst an attractive inglenook fireplace with a wood-burning stove provides a beautiful focal point.
- The bespoke kitchen, accessed from both the main living area and a separate boot room entrance, has been thoughtfully designed for both everyday living and entertaining. It features handcrafted cabinetry, integrated appliances including an induction hob, oven, grill and dishwasher, together with a generous walk-in pantry. There is space for an American-style fridge/freezer, a breakfast table and a substantial freestanding island, creating a superb family hub.
- Next to the kitchen, a well-appointed utility room provides additional storage and dedicated space for laundry appliances. The ground floor also has two cloakrooms, a boot room with a door opening directly onto the garden and a plant room, all enhancing the home's practicality and day-to-day convenience.
- To the front of the property, is another reception room. currently arranged as a study and is fitted with bespoke cabinetry but offers the flexibility to serve as a playroom, snug or additional sitting room.



- The principal bedroom suite, has a Juliet balcony which enjoys garden and far-reaching countryside views. The suite also benefits from fitted wardrobes and a luxurious ensuite bathroom featuring twin wash basins, a freestanding bath and a separate walk-in shower.
 - A generous guest suite with windows overlooking the surrounding countryside served by a stylish ensuite shower room.
- Three further bedrooms provide excellent family accommodation, including two spacious doubles, both with Juliet balconies enjoying views of the surrounding countryside, one of which has extensive fitted wardrobes. The fifth bedroom to the front of the property has fitted wardrobes with all three served by a beautifully appointed family bathroom featuring a freestanding bath and a separate walk-in shower.
- The property is set within delightful, landscaped grounds extending to 1.27 acres, wrapping around the house and enjoying extensive southerly countryside views. Designed for both relaxation and entertaining, the gardens feature multiple terraces, a striking water feature, expansive lawns, well-stocked borders and a productive vegetable garden with a greenhouse.
 - A sweeping gravel driveway, approached through electric gates, provides ample parking, while planning permission is in place for the construction of a double garage.

SITUATION

Shelbor enjoys a semi-rural location, conveniently positioned on the edge of Edenbridge, enjoying countryside views over its own grounds and beyond.

Edenbridge town centre has a wide range of local facilities including Waitrose and for the commuter, a choice of two stations with services to Croydon and London Bridge/Victoria in about 50 minutes.



The larger, nearby towns of Sevenoaks and Oxted both have a comprehensive range of educational, recreational and shopping facilities, together with mainline stations to London Cannon Street/Charing Cross from Sevenoaks and London Bridge/Victoria from Oxted in about 30/35 minutes. Westerham and Chartwell, former home of Sir Winston Churchill, Hever Castle and Penhurst Place are in nearby villages. Access to the M25 is via Junctions 5 and 6 linking with the other motorway networks, Gatwick, Heathrow, Stansted airports and Ebbsfleet International station.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Edenbridge town centre, proceed south on the B2026 for approximately 1.5 miles. The entrance to Shelbor is on the right-hand side, shortly after passing Leydens Lane.

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: Mains electricity, water, private oil tank and waste treatment plant.
- Local Authority: Sevenoaks District Council
- Council Tax band: H (£5,229.36 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



IMPORTANT NOTICE

1. 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		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Shelbor, TN8

Approximate Gross Internal Area = 325.4 sq m / 3502 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Jackson Stops

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