



MERLIN DRIVE

TurnbullHomes

White & Sons Est. 1817



# Astors Haven, 3 Merlin Drive, Dwelly Lane, Edenbridge, Kent, TN8 6QE

TurnbullHomes



- Five Bedroom Detached Home
- Stunning Barn Style
- Small Private Development
- Rural Views
- Open Plan Living room with Kitchen
- Three Bathrooms & Cloakroom
- Underfloor Heating to the Ground Floor
- Air Source Heat Pump
- Private Covered Parking
- Gardens



SITE PLAN - MERLIN DRIVE  
Not to scale



For more information and to arrange a viewing please contact us on 01883 712315 or [oxted@whiteandsons.co.uk](mailto:oxted@whiteandsons.co.uk)



Brand new stunning barn style 5 bedroom detached family home in a small, private development situated in a delightful semi rural location, convenient for both Edenbridge and Oxted Town centres.

The property boasts a high specification finish to include a well appointed kitchen with double aspect bi-folding doors, premium integrated appliances and quartz worksurfaces. Underfloor heating to the ground floor and vaulted ceiling to master bedroom.

Outside there is an electric vehicle charging point, air source heat pump, turfed and landscaped south facing gardens to include storage shed and further communal garden areas.

In addition the property benefits from a double integrated car barn and further parking. Set back from the road the property is in a most pleasant setting with fine countryside views.

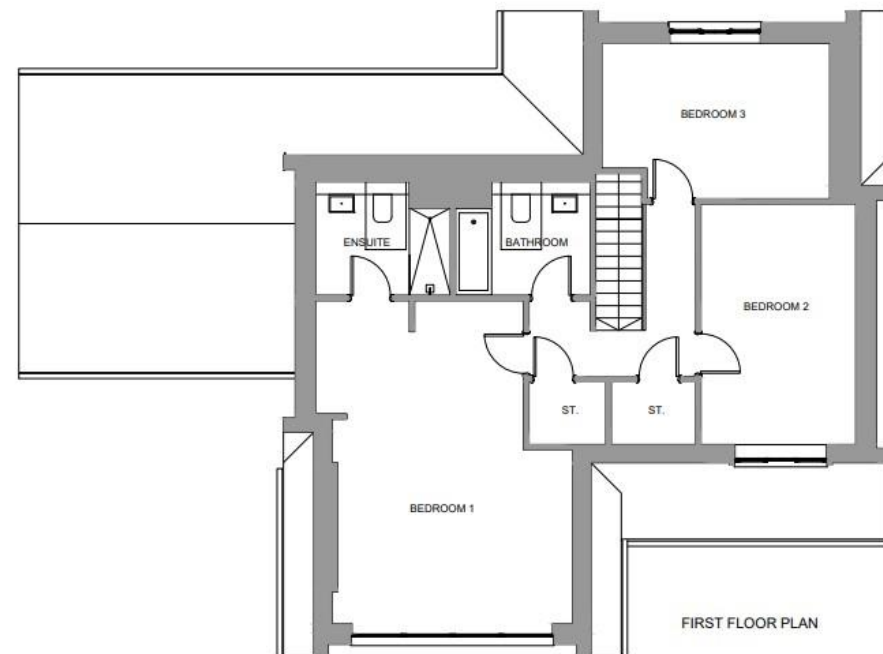
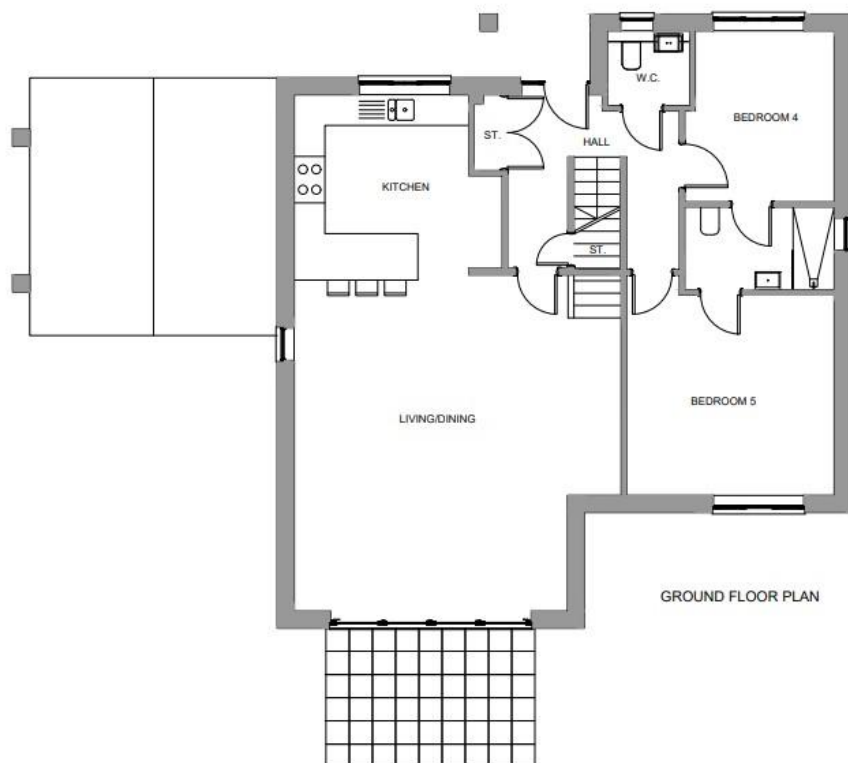


TurnbullHomes: Founded in 1929, Turnbull Homes has a long and rich history in the Building Industry. They pride themselves on not being a standard house builder providing the typical model; instead they specialise in the design and building of homes which provide you the Homeowner with a bespoke, high quality product, directly expressing the distinct influence of its surroundings.

**EDENBRIDGE:** The town centre offers a variety of shops and services including a Library and Leisure Centre with swimming pool. There is a local primary school. Two train stations provide services to Victoria, London Bridge, Guildford, Reading and Tonbridge. There are local bus routes to Tonbridge and Bromley.

Oxted is the main town serving the southern part of the Tandridge District and situated just south of the North Downs near the Kent border. The town centre offers a choice of shopping facilities including supermarkets, health centre, library, cinema, theatre, leisure centre with indoor pool and main line station serving London. There are state and private schools in the area. Sporting facilities in the area include squash, tennis and badminton at the Limpsfield Club and golf at Limpsfield Common National Trust and Tandridge. M25 access junction 6 at Godstone.

**Tenure:** Freehold  
**Services:** Mains electricity. Private drainage.  
**Energy Efficiency Rating:** Current 86 (B) Potential 86 (B)  
**Local Authority:** Sevenoaks District Council  
**Council Tax Band:** TBC



#### HOUSE NUMBER 3

Bedroom 1	6.275m* x 4.670m*	20'7** x 15'5"
Bedroom 2	4.670m x 3.020m	15'5" x 9'11"
Bedroom 3	4.425m* x 3.020m	14'6** x 9'11"
Bedroom 4	3.320m x 2.905m*	10'11" x 9'6**
Bedroom 5	4.280m* x 4.035m	14'1** x 13'3"
Living/Dining/ Kitchen	10.025m* x 6.345m*	32'11" x 20'10**

\* Maximum measurement

## Plot 2 House 3

These particulars are for guidance only and we have not tested appliances or services. Interested applicants are advised to commission appropriate investigations before making an offer to purchase.