



Cowden, Kent

Private  
Estates 

Prime Property from Robert Leech Estate Agents



**A picturesque Grade II Listed house close to historic Cowden village. Immaculate garden with detached barn and double garage. 1.3 acres. Central London just 34 miles.**

This well presented home, believed to date from the 16th Century, has been in the same ownership for the last 45 years. A wealth of character features include inglenook fireplaces, exposed beams and leaded light windows. The drawing room and the breakfast room have the benefit of French doors leading out to a paved terrace. There are 4 bedrooms to the first floor, and two further attic rooms on the second floor with vaulted ceilings. There is the benefit of oil fired central heating from radiators, with electric underfloor heating to each bathroom.

The attractive garden includes an ornamental pond with sitting area, enjoying views of the surrounding woodland. A timber garden gate gives access on foot to Holtye common and golf course. There is a detached double garage and a detached barn. The period style greenhouse is a particular feature, made by award winning Hartley Botanic, ideal for the keen gardener. In all, the property extends to about 1.37 acres.



5 miles  
Edenbridge



1.7 mile  
Cowden  
station



15 miles  
Gatwick



LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

OXTED  
72 Station Road East, Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457

## **Ground Floor**

- Entrance Hall, double coats cupboard
- Magnificent triple aspect Drawing Room, feature stone fire surround, woodburning stove. Double doors to garden.
- Elegant double aspect Dining Room, wide inglenook fireplace with woodburning stove, heavy oak bressumer over
- Country Kitchen/Breakfast Room – matching base, wall cabinets and storage cupboards. Inglenook fireplace, exposed brick and timber over, Aga oven (oil fired) in cream, serving area with inset stainless steel bowl and drainer. Double doors from breakfast area to garden.
- Rear lobby, ideally positioned, door to garden and door to:
  - Utility Room
  - Cloakroom
  - Useful Cellar area

## **First Floor**

- Bedroom 1, a double aspect room with many exposed timbers, inbuilt cupboard.
- En-suite shower room, double shower compartment, wash hand basin, low level WC
- Bedroom 2, inbuilt cupboard, inner hall with inbuilt cupboards and door to adjacent:
- Bathroom, white suite, roll top bath, pedestal basin and high level WC
- Bedroom 3 opening to:
  - En-suite shower room, shower compartment, low level WC, hand basin
- Bedroom 4
- Landing, staircase to:

## **Second Floor**

- 2 large attic rooms

## **Outside**

- Detached double garage
- Detached open storage barn
- Classic style greenhouse, by award winning Hartley Botanic

A stone pathway flanked by shaped boxes leads to the rose clad entrance porch. A separate timber 5 bar gate and driveway gives access to the side of the property, additional parking and garaging. The well manicured grounds wrap around the house and include large expanses of lawn, herbaceous borders, rhododendrons and mature specimen trees.

## **LOCATION**

The property is situated on a rural lane, close to the Holtye Golf Club, on the outskirts of Cowden village, and within an Area of Outstanding Natural Beauty.

Cowden is about half a mile distant with St Mary's Church, village hall, cricket green, and 'The Fountain' public house. The station (1.7 miles away) provides a direct service to London Bridge. A Country Life article published in 2017 said 'picturesque Cowden is renowned for its friendly and lively community and is one of the most sought after places to live'.

Local facilities, including Waitrose, can be found at Edenbridge which is about 5 miles distant. More comprehensive facilities are situated in East Grinstead and Royal Tunbridge Wells, both of which have mainline stations. Central London is just 34 miles and for the international traveller, Gatwick Airport is about 15 miles distant.









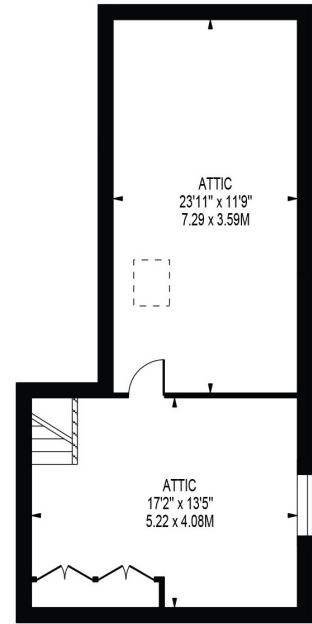
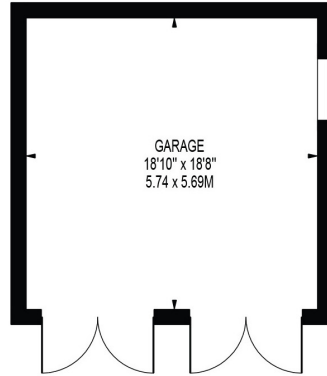
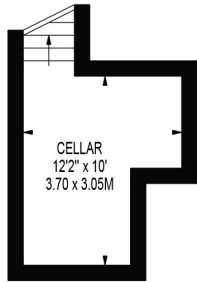
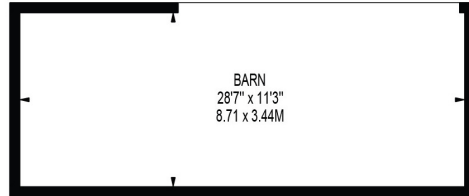
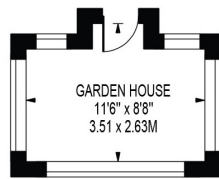


APPROXIMATE GROSS INTERNAL FLOOR AREA: 2860 SQ FT - 265.73 SQ M  
(EXCLUDING GARAGE, BARN & GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 352 SQ FT - 32.66 SQ M

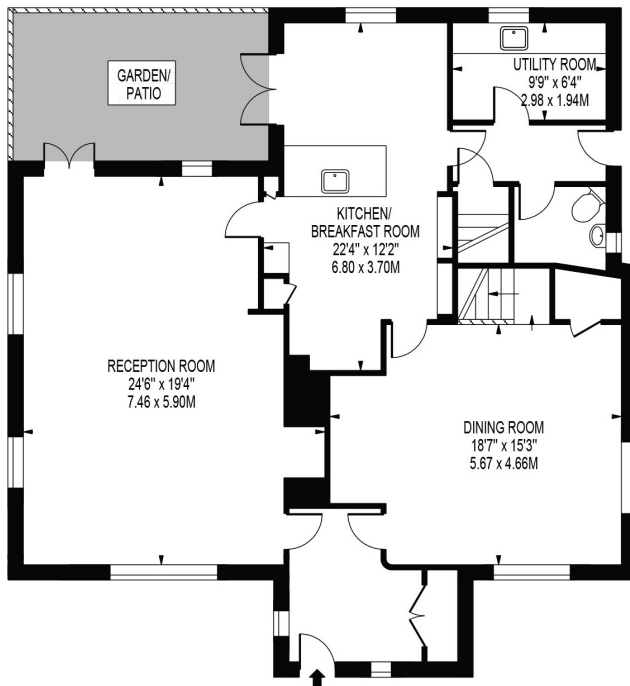
APPROXIMATE GROSS INTERNAL FLOOR AREA OF BARN: 322 SQ FT - 29.96 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 88 SQ FT - 8.20 SQ M

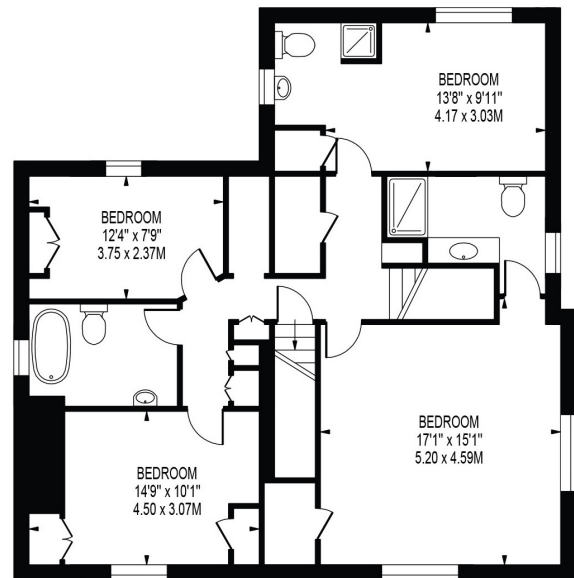


CELLAR

SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Mains electricity, water, private drainage.  
Council tax band G.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Robert  
Leech

