



Wildshaw House, Cowden, Kent



A substantial country house offering flexible family accommodation as well as stunning landscaped gardens, swimming pool, garaging and fantastic far-reaching countryside views.


Situation


Wildshaw House is situated within the High Weald Area of Outstanding Natural Beauty and enjoys fantastic far-reaching views over the surrounding Kentish countryside. It sits on the outskirts of the picturesque and sought-after village of Cowden, with its many period houses and popular traditional inn, with footpath walks from the doorstep leading to the village or to wonderful countryside. The local towns of Edenbridge, East Grinstead provide an extensive choice of shopping, commercial and recreational facilities as does the vibrant spa town of Royal Tunbridge Wells. Cowden, Edenbridge and East Grinstead stations provide services to London Bridge and Victoria, while Hildenborough and Tunbridge Wells provide a regular service to London Bridge / Cannon Street and Charing Cross. Gatwick airport is also nearby.


There are many well-regarded schools in the local area including Chiddingstone Primary School (Ofsted rated 'Outstanding'), Brambletye at East Grinstead, Hilden Grange Preparatory, Holmewood House at Langton Green, Somerhill in Tonbridge, The New Beacon in Sevenoaks and grammar schools for both boys and girls in Tonbridge, Tunbridge Wells and Sevenoaks.


Leisure facilities in the area include golf courses at Holtye, Sweetwoods in Cowden, Royal Ashdown Forest, and Nizels. There is racing at Lingfield Park; sailing and water sports at Weirwood, Bewl Water and Ardingly Reservoirs and on the south coast; and numerous walks in Ashdown Forest and surrounding countryside.






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Wildshaw House

Wildshaw House is a spacious and flexibly arranged country house, set amongst lovely, landscaped grounds. Originally a series of adjoining nineteenth century barns, the property was converted about seventeen years ago and has been designed to combine the tradition of stone exteriors and the industrial chic of tall, vaulted ceilings with steel beams. Presented in sophisticatedly simple fashion, the windows and French doors are large allowing for fabulous views of the gardens and beyond. The property also benefits from oak part-glazed internal doors to the ground floor, Cat5 wiring, Rako mood lighting system, Dolby Vision/Atmos cinema room, oak floors throughout and tiled floors in the kitchen and bath/shower rooms.

The substantial accommodation is flexibly arranged over two floors, totalling in excess of 6,000 square feet, primarily laid out around a stunning central living space which has large atrium windows through which natural light floods in. A further double reception room has a wood burning stove and French doors to the gardens. Double doors lead through to the kitchen/ breakfast room which is furnished with a range of floor and wall cabinetry in burr oak with granite work surfaces and integrated appliances including a Bertazzoni range cooker. From the kitchen, there are double doors leading out to the gardens as well as a useful boot room with external side door and a utility room off.

One of the four bedroom suites and the cinema room can be found on the ground floor, just off the library area, both with en suite facilities and fitted storage. There are also three first floor bedroom suites. The principal suite has a large en suite bath/shower room, fitted wardrobes to the dressing room and a study which could be used as a nursery if required.

Distances

Cowden station 1.74 miles (London Bridge from 53 minutes). Edenbridge town station 5.86 miles (London Bridge from 44 minutes). East Grinstead 7.5 miles (London Bridge from 55 minutes). Tunbridge wells 8.2 miles (London Bridge from 46 minutes). Hildenborough station 10 miles (London Bridge from 31 minutes). Gatwick airport 16.4 miles. London 41 miles. (All times and distances approximate)





Gardens and Grounds

The house is approached via a private access lane over a tree-lined gravel driveway. An electrically operated five bar gate leads to a large parking and turning area. The gardens are stunning with beautiful herbaceous borders containing a large variety of perennials and shrubs, planted to provide year round colour and interest, as well as specimen shrubs and trees of all shapes and sizes carefully position to create shade and a sculptural quality to the garden.

There is a kitchen garden with raised beds, roses, lavender beds and an avenue of multi-stemmed Himalayan silver birch trees. Various Indian sandstone terraces provide ideal places to entertain outdoor or for taking in the outlook. There is also a fire pit area, a raised koi pond and a marvellous swimming pool with distinctive dark tiles and its own terrace where a grape vine scrambles over a pergola and a line of pleached ornamental pear trees.

There are various sheds for storage as well as a detached three bay oak-framed garage with glazed doors. The gardens lead on to a paddock which is, at present, given over to a lovely wildflower meadow with meandering paths cut through to allow access to enjoy the beautiful natural habitat. In all the property extends to about 4.82 acres.

Agents Note: Wildshaw House has a right of way over the drive from the road and contributes towards its repair. Further details available upon request.



Directions (TN8 7DZ)

From Tunbridge Wells, proceed in a westerly direction on the A264 through Langton Green and turn right (to remain on the A264, signposted East Grinstead). Continue for 4.4 miles then turn right at the staggered crossroads onto the B2026 Hartfield Road (signposted Edenbridge). Take the next driveway on your right (signposted Wildshaw House and Hethe Place Farm). Continue along this driveway and the entrance gates to Wildshaw House will be found after a short distance on the left-hand side.

Property information

Services: Mains water and electricity. Oil fired heating. Air conditioning to principal bedroom and cinema room. Private drainage.

Local Authority: Wealden District Council, Tel. 01892 653311

Council Tax: Band H

Tenure: Freehold

Viewings: Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total 573.8 sq m / 6,176 sq ft (excluding void/garage)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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