

Claydene

Hartfield Road, Cowden, Kent





An impressive country house offering substantial accommodation totalling 7851 square feet, as well as stunning rural views.

Cowden station 1.4 miles (London Bridge from 53 minutes). Edenbridge town station 3.8 miles (London Bridge from 44 minutes). Hartfield 4.4 miles. East Grinstead 8.5 miles (London Bridge from 55 minutes). Hildenborough station 9.8 miles (London Bridge from 31 minutes). Tunbridge Wells 9.9 miles (London Bridge from 46 minutes). Gatwick airport 16.5 miles. London 31 miles. (All times and distances approximate)


8


9


5-7

Summary of accommodation

Main House

Lower Ground Floor: Basement | Cellar

Ground Floor: Entrance Hall | Cloakroom | Bathroom | Library | Sitting Room | Kitchen/Dining Room | Utility Room | Drawing Room | Craft Room | Cloakroom

First Floor: Principal Bedroom with Balcony and En Suite Bathroom | Bedroom 2 with Balcony and En Suite Shower Room | Bedroom 3 with En Suite Bathroom | Two Further Bedrooms
Bathroom | Large Attic Room

Annexe 1 (Lower Wing)

Ground Floor: Kitchen/Living/Dining Room | Bedroom | Office | Cloakroom

Annexe 2 (Upper Wing)

First Floor: Kitchen/Living/Dining Room | Two Bedrooms | Bathroom

Outbuildings

Attached Store | Detached Garage | Shed | Garden House | Garden Store | Shed | Workshop | Lean-to Garage | Summer House | Store | Workshop

Garden and Grounds

Mature Lawned Gardens | Large Paved Terrace | Secret Garden | Tennis Court | Vegetable Garden | Small Orchard

In all about 4 acres

Situation

(Distances and times are approximate)

The property 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, popular traditional inn and countryside walks.



The local towns of Edenbridge and 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.



The Property

This handsome unlisted property is believed to date back to the 16th century, with later additions, and gives incredible flexibility with the option of two self-contained apartments if required (which are currently let out generating an income). Internally, the substantial main house provides elegant and well-proportioned living space with excellent ceiling heights and the principal reception rooms all having either windows or French doors opening out to the stunning gardens and grounds. The grand drawing room is full of character with wood panelling, exposed beams, a large inglenook fireplace and a charming window seat overlooking the gardens. There is also a spacious library/dining room with a fabulous bay window, a sitting room and a country style kitchen with an extensive range of fitted units and a sitting area to one end with a wood burner. There is also a good sized basement and cellar, currently used for storage.

On the first floor, the spacious landing gives access to the principal bedroom and bedroom 2 which both have an en suite bath/shower room as well as balconies overlooking the gardens and wonderful rolling countryside beyond. There are three further bedrooms (one with an en suite bathroom) on this level as well as a family bathroom and a large attic room.







The Annexes

In addition to the accommodation in the main house there are two self-contained apartments, one on the ground floor and one on the first floor. These are currently let out, generating an income, but could be incorporated into the main living space if a buyer preferred.

Both annexes are accessed from a shared entrance (separate to the main house) giving access to each of the self-contained units. Annexe 1 is on the ground floor and provides an open plan kitchen/living/dining room, bedroom, office and cloakroom. Annexe 2 is on the first floor and provides an open plan kitchen/living/dining room, two bedrooms and a bathroom.



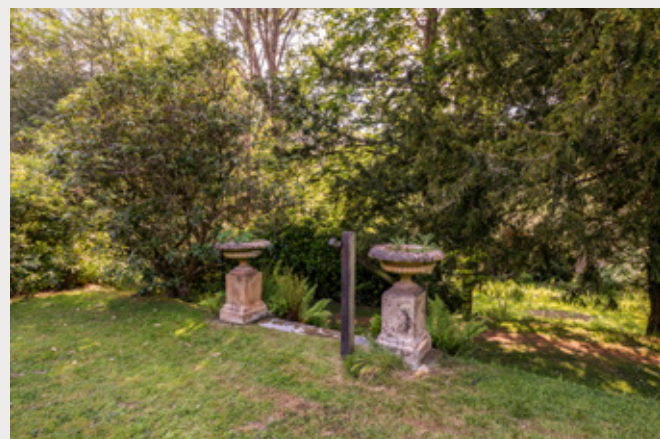
Annexe 2



Annexe 1



Annexe 1



Gardens and Grounds

The house is approached over an initially shared driveway leading to the house and garage. To the rear of the house there is a large paved terrace, ideal for al fresco dining and entertaining whilst enjoying the stunning views over the surrounding countryside. From the terrace, steps lead down to the fabulous gardens and grounds which are laid to lawn with a multitude of mature trees, shrubs and plants. There is also a small orchard, a sunken 'secret garden' and a fenced tennis court. There are further terraces as well as numerous outbuildings (totalling 2004 sq ft) which include a summer house, various stores, workshops and garages. Opposite the house there is a pergola walk leading to the vegetable garden and greenhouse. There is an additional greenhouse to the rear of the garage. Both greenhouses contain a mature Black Hamburg grapevine with plentiful grapes each year. In addition to the main house there is a detached coach house which offers potential to convert to create ancillary accommodation (subject to obtaining the necessary planning permissions). In all about 4 acres.



FLOORPLAN

Approximate Gross Internal Floor Area
House = 636.3 sq m / 6849 sq ft
Basement / Cellar = 93.1 sq m / 1002 sq ft
Outbuildings = 186.2 sq m / 2004 sq ft
Total = 915.6 sq m / 9855 sq ft

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.



Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil heating.
Private drainage.

Local Authority: Sevenoaks District Council,
Tel. 01732 227000

Council Tax: Main House: H
Annexe 1 (Ground Floor Flat): A
Annexe 2 (First Floor Flat): C

EPC: Main House: D
Annexe 1 (Ground Floor Flat): C
Annexe 2 (Upper Wing): C

Postcode: TN8 7HF

What3Words: ///cloud.paint.event

Viewings: All viewings strictly by appointment only through the vendor's selling agents,
Knight Frank LLP.



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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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Particulars dated June 2025. Photographs and videos dated April & May 2025.

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