







## Colestock Cross, Cowden, Kent TN8 7EA

GUIDE PRICE: £725,000 FREEHOLD

- CHAIN FREE • HIGH SPEC 'TURN KEY' FINISH
- COMMUTABLE SEMI RURAL LOCATION (COWDEN STATION 2 MILES - LONDON BRIDGE 55 MINS)
  - PRINCIPAL BEDROOM SUITE & FOUR FURTHER BEDROOMS
  - OPEN-PLAN KITCHEN/DINING/FAMILY ROOM & SITTING ROOM WITH LOG BURNER
- STYLISHLY LANDSCAPED GARDEN • PARKING & GARAGE WITH WORKSHOP AREA & STORAGE
  - COUNTRYSIDE FOOTPATHS & BRIDLEWAYS FROM THE DOORSTEP
  - CLOSE TO SCHOOLS • TUNBRIDGE WELLS - 7.5 MILES; EAST GRINSTEAD - 6 MILES

Providing a most generous 2,239 sqft of family friendly accommodation, this impressive detached home has been tastefully renovated by the current owners to an exceptional level of specification and with an admirable eye for detail.

Internally, the property boasts five bedrooms to include a luxurious principal suite and expansive loft bedroom, where striking Velux balcony windows deliver a magnificent quality of natural light, as well as harnessing the southerly countryside views towards The Ashdown Forest. Equally outstanding is the open-plan kitchen-dining-living room, serving as the perfect hub for daily living with its stylish array of cabinetry and appliances, travertine flooring and folding doors opening to the garden. A separate and identically well-appointed utility/boot room is a practical extra feature.

In perfect harmony with the interior and cocooned from its immediate surroundings, the wraparound garden is both a practical space and a visual delight, having been skilfully landscaped to encompass level lawns, raised flower borders and a stunning travertine terrace specifically designed for alfresco entertaining. Plentiful parking is located to the front, together with a custom-built garage/workshop with plumbing, power and useful mezzanine storage attic.

Whilst echoing the traditional local vernacular with its attractive blend of peg tile-hung elevations and bespoke oak joinery, this unique home embraces the latest in energy efficient technology via a smart combination of an air-source heat pump, underfloor heating and low-E glazing throughout, although a cosy log burner has been installed in the sitting room for added appeal!

The house also enjoys direct access to a network of footpaths and bridleways offering picturesque walking opportunities within the surrounding High Weald Area of Outstanding Natural Beauty, to include one route past nearby Bolebroke Castle - a historic hunting lodge frequented by Henry VIII during his courtship of Anne Boleyn - leading to the popular Perryhill Orchards farm shop, butchery and cafe, just north of Hartfield.

### POINTS OF NOTE:

- Underheated (wet-system) travertine flooring to the majority of the ground floor
- 1GB FTTP (Fibre To The Premises) with hard-wired Wifi access points in most rooms
- Impressively sized, triple aspect, open-plan kitchen/dining/family room superbly appointed with a comprehensive array of Shaker style cabinetry in a blend of stone and ink hues with solid oak counters (incorporating bespoke chrome trivets) and upstands, a Le Mans corner cupboard and pull-out larders. Space for a dual fuel, range style cooker (electricity/LPG), wine chiller and American style fridge/freezer (with mains water connection). Fitted commercial grade Falmec externally ducted extractor canopy, inset double Villeroy & Boch sink with drainer and retractable rinser tap. Integrated Bosch dishwasher, flexible central pendant lighting system to the dining area and inset LED ceiling spots. Multi-folding doors opening to a travertine garden terrace, ideal for outdoor dining





- Utility/boot room with matching 'ink' cabinetry, space/plumbing for a washing machine and separate tumble dryer, contemporary ceramic butler sink with rinsing tap and full height cupboard concealing the mains-fed pressurised hot water tank

- Cosy, carpeted 'snug' style sitting room with access to an understairs' storage cupboard, focal fireplace with inset oak mantle and Clearview log burner with attractive built-in, oak alcove shelving to one side

- Double aspect principal bedroom suite enjoying a pleasant outlook across to open countryside, with fitted wardrobes and drawers to one wall and an accompanying wet room comprising a contemporary glass enclosure with monsoon style shower, concealed cistern WC, bespoke vanity console with basin and wall-mounted taps, complemented by a stylish mix of decorative wall and floor tiling

- Three further well-proportioned bedrooms to the first floor, with one presently used as a home office incorporating fitted alcove cupboards with open oak shelving over

- Attractive, full family bathroom encompassing a period style, double ended bath with ball and claw feet, walk-in shower, wall-hung console with basin and concealed cistern WC. Contemporary mix of wall and floor tiling

- A staircase from the first floor rises to an expansive loft bedroom which would work equally well as a cinema/ playroom or workspace. Provision is in situ for the installation of en suite shower/bath facilities should one wish, with eaves' cupboards offering valuable additional storage space and two fabulous Velux balcony windows enabling a glorious connection with the surrounding countryside, with far-reaching views across to the nearby Ashdown Forest

- The strikingly landscaped wraparound garden benefits from fully fenced perimeters and integrated lighting, incorporating two level lawns, a timber tool shed, travertine terrace and connecting limestone pathways. A mix of well-stocked sleeper-edged raised beds - to include ones dedicated for vegetable growing - add further interest to the scheme and a wooden gate leads conveniently through to the driveway area

- Bespoke garage/workshop of timber construction with electrical supply, water connection and drainage, to include a mezzanine storage 'loft' (circa 1.3 metres head height)

#### SERVICES, OUTGOINGS & INFORMATION:

Mains electricity and water. Private drainage (modern Klargester system), underfloor heating & hot water via air-source heat pump.

Wealden Council - Council Tax Band D

EPC: C

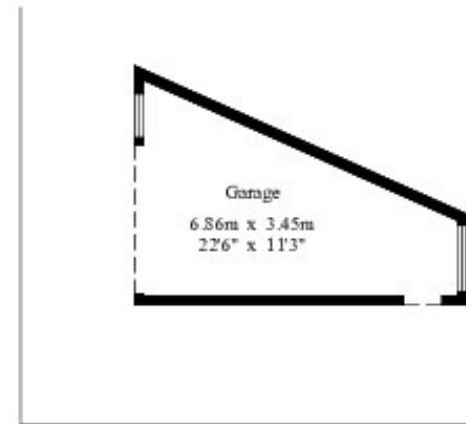
VIEWING - Strictly by appointment via James Millard Independent Estate Agents, 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH  
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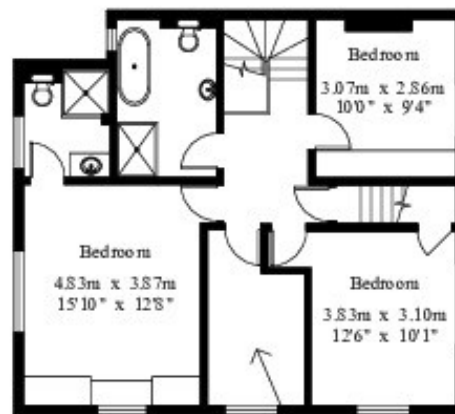




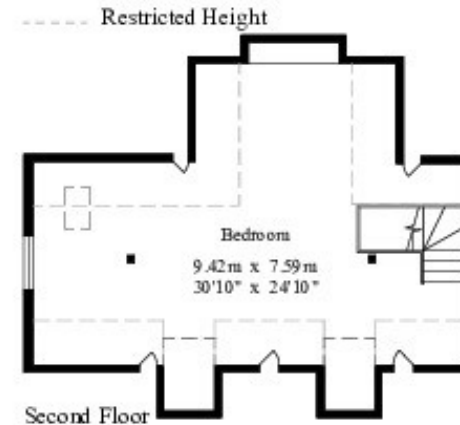
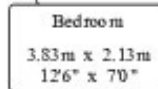
House - Gross Internal Area : 208.1 sq.m (2239 sq.ft.)  
 Garage - Gross Internal Area : 21.8 sq.m (234 sq.ft.)



Ground Floor



First Floor



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