



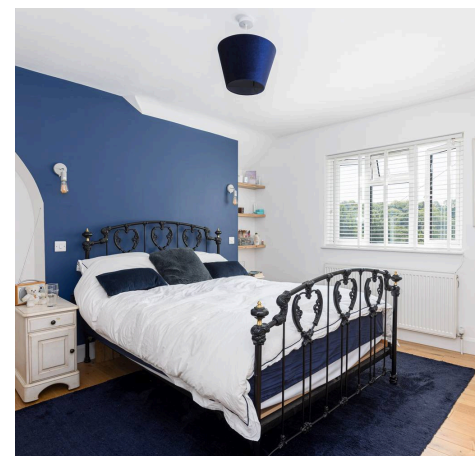
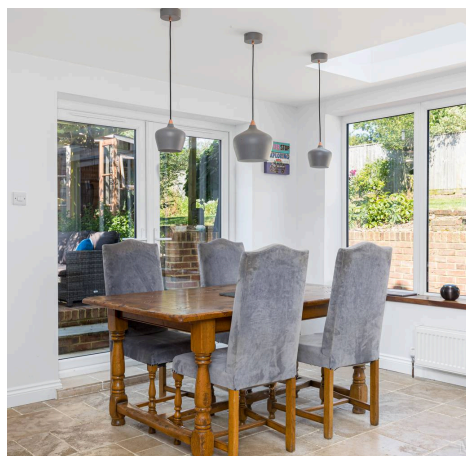
Lilac Cottage, Furnace Lane, Cowden, Kent TN8 7JU

Guide Price £875,000 – £900,000 Freehold

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A beautifully presented former farmworkers cottage to the Basing Estate which has been sympathetically extended and refurbished to a high standard. The property is semi detached and stands in a truly rural setting one and a half miles down a country lane with lovely views. The house dates from the Victorian era and has been the subject of an extensive overhaul over the last four years to include an extension to the rear in keeping with the property's original Sussex style, new oil fired heating with an external boiler, oak flooring, beams, a completely refitted kitchen/dining room, and two new bath/shower rooms with Burlington fittings. The interior of the house has well arranged accommodation extending to over 1400 square feet, is light and includes modern fittings, whilst outside the gardens have been landscaped and carefully planned. The main front door opens in to the hall off which is a cloakroom, understairs cupboard. The south facing living room has a fireplace with a wood burner, fitted cupboards either side and book shelves. The enlarged kitchen/dining room extends to over 21 feet and is extremely light and thoughtfully arranged with butchers block worktops having an extensive range of drawers and cupboards under, a breakfast bar with shelving and recess for a dishwasher, adjacent utility area with plumbing and recess for automatic washing machine, stable door to the garden. There is a comfortable dining area overlooking the gardens and a useful fitted work/study alcove. The first floor has the best of the lovely countryside views and includes the main bedroom with a modern en suite shower room. There are two further bedrooms and a larger shower room with walk in shower, W.C. suite, marble topped vanity unit, and heated ladder towel rail.





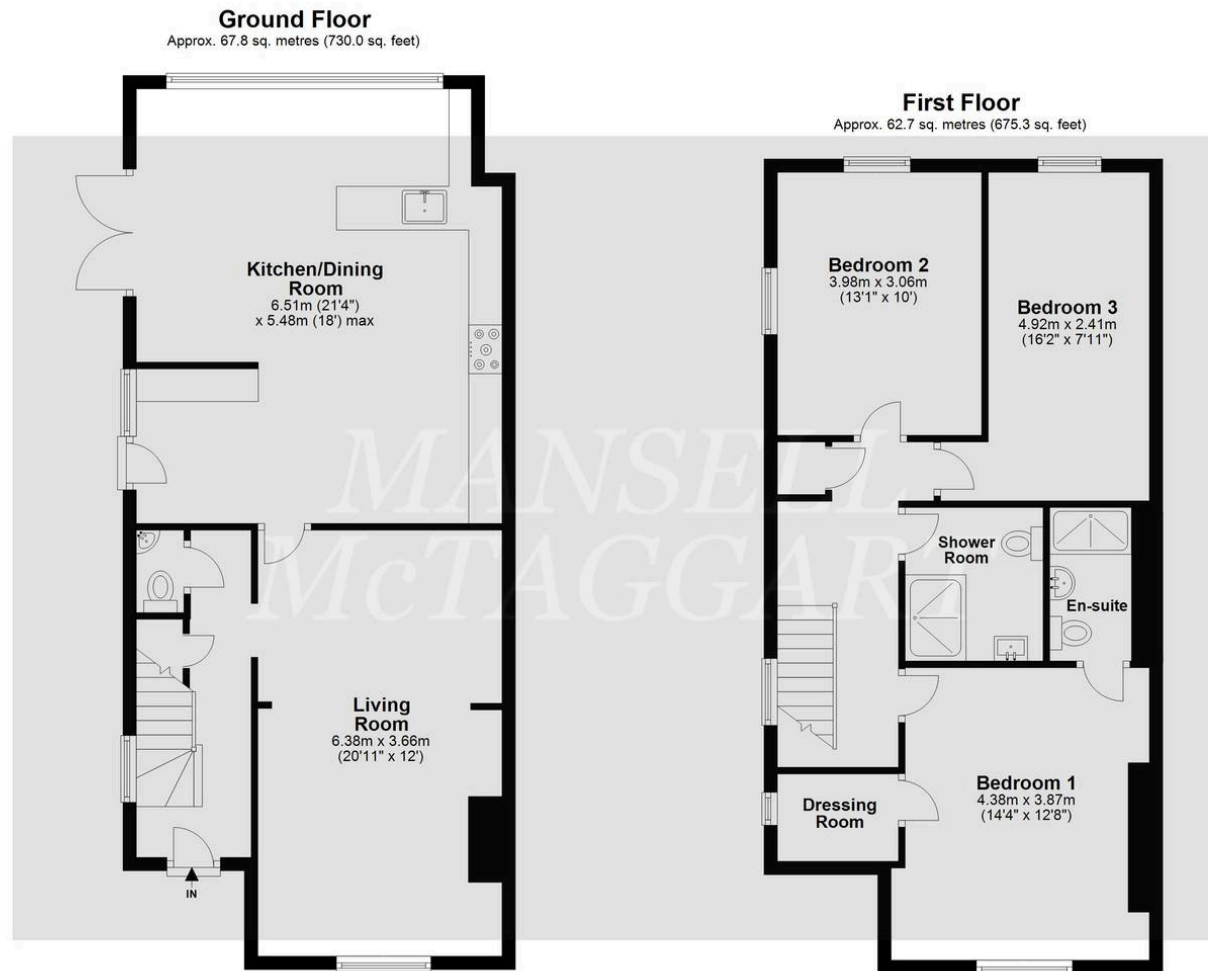
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Outside the gravelled driveway, providing parking for multiple vehicles, is entered via double wooden gates to a recently erected Carriage house and adjacent store room with light and power. The gardens which lie on three sides and face south are beautifully arranged with lawned areas, screened shaded areas, small ponds, and a raised terrace to the rear. Adjacent to the side of the house is sheltered walled terrace with vine adorned Pergola and a timber summerhouse/office. In addition to the gardens the property has the benefit of an adjacent stable block 2 large boxes, tack room with storage, sink unit and plumbing for washing machine, a store room and a home gym. Further separate timber store, There is also a fully fenced paddock to the rear of the stables. Council Tax band: F EPC Rating: F This picturesque cottage, dating from the 19th Century, stands in a wonderful tranquil setting on the Kent/Sussex border. Cowden is a small and very popular village with the benefit of a rail station. In addition there is a rail station at Dormans which is 2.9 miles. The closest major towns are East Grinstead (5 miles), Edenbridge (5.2 miles) and Tunbridge Wells (10 miles) all of which provide extensive shopping, sports, leisure facilities and further rail stations with access to a number of London Stations. Gatwick Airport/Station and the M23 and the M25 at Godstone are all within 15 miles. There are a varied selection of local shops available in Forest Row and Hartfield including Perryhill Farm Shop, and Falconhurst Farm shop at Markbeech. There are a good number of respected schools in the area including Edenbridge, Brambletye, Holmewood House, Cumnor, Michael Hall and various primary schools in the nearby villages of Forest Row, Hartfield and Withyham.



- FORMER VICTORIAN FARMWORKERS COTTAGE

- SUBSTANTIALLY EXTENDED & REFURBISHED



Total area: approx. 130.6 sq. metres (1405.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

Mansell McTaggart Forest Row

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