



Local to you - contactable when you need us


Your local independent Estate Agent

Railway Cottage, Station Road, Cowden, Edenbridge

Guide Price £550,000

🛏 3 🚿 2 🚻 2



You enter the cottage into a welcoming sitting room, a generous and well-balanced space. This room immediately sets the tone for the house, offering a cosy yet elegant atmosphere with the feature working fireplace, ideal for relaxing or entertaining and comfortably accommodates both seating and furniture. The home flows seamlessly into the impressive open-plan kitchen and dining room, which truly forms the heart of the house. Blending classic country style with practical family living, this beautifully light space is enhanced by Velux windows and a large window overlooking the rear garden, creating a bright and uplifting atmosphere throughout the day. At its centre sits a striking traditional electric range cooker, framed by a tiled splash back and a contemporary extractor hood, giving the space both character and presence. Open shelving provides display space for cookware and ceramics, while a mix of freestanding and fitted cabinetry offers ample storage, all complemented by warm wooden worktops. A charming Belfast sink sits beneath the garden-facing window, perfectly positioned to enjoy views of the terrace and greenery beyond. With space for integrated appliances, including a dishwasher, which can be neatly incorporated, and there is excellent worktop space for everyday cooking and entertaining alike. The dining area comfortably accommodates a large table, making it an ideal space for family meals, gatherings and relaxed entertaining. Direct access to the terrace and garden allows the indoors to flow effortlessly outside, perfect for summer dining and enjoying the peaceful rural setting. Continuing through the 1st floor offers two well-proportioned double bedrooms and a family bathroom. Both rooms are generously sized, filled with natural light and both have featured fireplaces adding character to each room. The family bathroom a modern well equipped space with a shower over the bath, WC and wash basin. The second floor is dedicated to the third double bedroom, creating a private retreat ideal for guests or a principal suite. This room benefits from ample built-in storage for added convenience and its own en-suite bathroom, making excellent use of the space while maintaining comfort and privacy. The ensuite is beautifully tiled with a modern finish providing a WC, wash basin and shower over bath. The outdoor areas are a true highlight of Railway Cottage. The main garden is beautifully arranged, tiered and bathed in sunlight, offering a variety of spaces for relaxation, play, and entertaining. Beyond this, the property further benefits from a detached, fenced paddock and a wildflower meadow garden, providing a wonderful sense of space and opportunity for a range of uses. A charming summer house sits within the meadow, perfect for enjoying long summer days while taking in the peaceful rural surroundings.

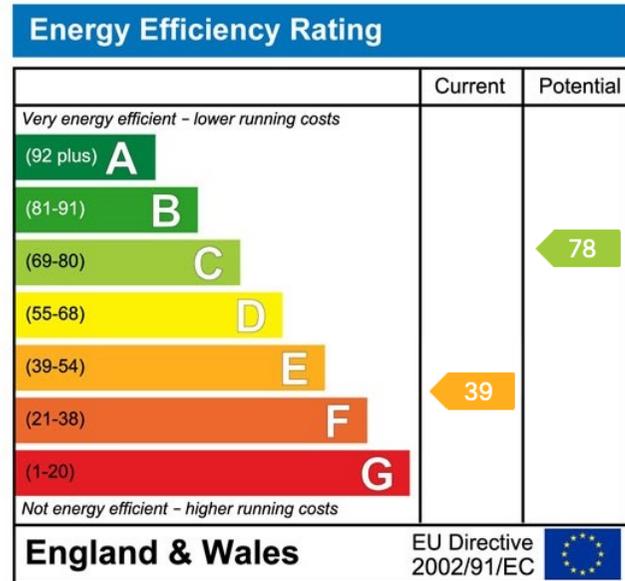


Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1091436)
www.bagshawandhardy.com © 2024

- 3 Double Bedrooms
- 2 Bathrooms
- 1 Floor for Master Bedroom
- Ensuite
- Private Garden with a separate Paddock Garden
- Period Features Throughout
- 1 Minute Walk To Cowden Mainline Train Station With Direct Trains To London
- Own private paddock, potential to build a log cabin or home office STPC
- Within the catchment area of Kent's top performing schools
- Council Tax Band E



BRITISH PROPERTY AWARDS

2023
★★★★★

GOLD WINNER

ESTATE AGENT IN CROWBOROUGH

- ☎ 01892 515188
- ☎ 01342 824824
- ☎ 01342 833333



FEDERATION OF INDEPENDENT AGENTS

- 📍 Tunbridge Wells
- 📍 Crowborough
- 📍 Forest Row

BRITISH PROPERTY AWARDS

2022
★★★★★

GOLD WINNER

ESTATE AGENT IN TUNBRIDGE WELLS