



BUTTERWELL HILL, COWDEN

EDENBRIDGE - £950,000



**Glovers Hawes
Butterwell Hill, Cowden, Edenbridge, TN8 7HA**

**A picturesque Grade II listed 16th Century home on the outskirts of the desirable village of Cowden
Large Entrance Hall - Downstairs Shower Room/Cloakroom - Sitting Room With Inglenook Fireplace - Kitchen/Breakfast Room With Range Cooker - Oak Framed Garden Room - Separate Utility Room - Separate Dining Room - Family Room - Study/Bedroom 5 - First Floor Landing Gives Access To Principal Bedroom With En-Suite Bathroom - Three Further Bedrooms & Family Bathroom - Oil Fired Central Heating - Part Secondary Glazing - 0.41 Acre Plot - Ample Off Road Parking With Electric Gate Access - Potential For Annex Conversion With Previous Planning (Now Lapsed) For A Single Storey Extension & Integration Of The Garden Room - Sought After Rural Location Within Two Minute Drive Of Cowden Station**

This truly picturesque Grade II listed 16th Century timber frame house surrounded by mature gardens of approximately 0.41 acre combines the wonderful feeling of living in a semi rural location yet being within easy reach of a picturesque village and the convenience of a short walk to a mainline station. This home has an abundance of features throughout including exposed timbers, latch doors, flagstone hallway, multiple fireplaces and various ceiling heights and room shapes all combining to create a real feeling of living in a period property. The accommodation itself totals approximately 2400 square feet with the internal layout allowing tremendous flexibility on how the rooms are used and the possibility of creating a separate annex or indeed extending further subject to reinstatement of the lapsed planning consent to provide more space if required. Heating is provided from an oil fired central heating system, some of the windows have been secondary glazed and the wrap around gardens are extremely well stocked with an abundance of fruit trees and other specimen plants. An electronically operated gate gives access onto a large parking area for numerous vehicles. This really is an amazing opportunity to acquire a wonderful country home and should be viewed without delay.





Accommodation comprises Oak panelled entrance door to:

ENTRANCE HALL:

Flagstone flooring, exposed ceiling wall timbers, double radiator, built-in meter cupboard, small window to front.

DOWNSTAIRS SHOWER ROOM:

Low level WC, wall mounted wash hand basin, shower cubicle with plumbed in shower. Part tiling to walls, quarry tiled floor, built-in cupboards, extractor fan.

SITTING ROOM:

Fitted with real wood flooring, two radiators, secondary glazed front and side windows, exposed ceiling timbers. Inglenook style fireplace with raised brick hearth, cast iron log burner. Concealed LED lighting.

DINING ROOM:

Secondary glazed windows to front and side, two single radiators. Focal point brick fireplace, concealed LED lighting, exposed ceiling beams. Door to:

FAMILY ROOM:

Windows to side, vaulted ceiling with exposed timbers, double radiator, built-in cupboard, open fireplace. Door connecting to:

STUDY/BEDROOM 5:

Vaulted ceiling with exposed timbers, windows to front and side, built-in cupboard with shelving, fitted wall shelving, single radiator.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with a combination of stone and wood block worktops. Deep white double sink with mixer tap. Space for dishwasher, space for standing a fridge/freezer. Oil fired Range/boiler combination with two hot plates, two ovens. Tiling adjacent to workshops, central heating time clocks, tiled floor, ceiling downlights, radiator. Two rear windows. Space for a small table. Open doorway to:

UTILITY AREA:

Tiled floor, space washing machine, shelving, power points. Window to side. Door connecting to dining room.

GARDEN ROOM:

Tiled floor, double glazed windows set in oak frames, stable door leading to the garden.

Stairs from the entrance hall leads to the **FIRST FLOOR LANDING:**

Exposed beams.

PRINCIPAL BEDROOM:

Exposed timber floor, secondary glazed windows to front and side, exposed wall and ceiling timbers, two single radiators, power points. Walk-in wardrobe with hanging rail and light. Door to:

EN-SUITE BATHROOM:

White low level WC, bath with mixer tap and hand shower spray, pedestal wash hand basin with mixer tap. Wood flooring, exposed wall and ceiling timbers. Window to rear.

BEDROOM:

Windows to side and rear, single radiator, built-in airing cupboard containing the hot water tank and immersion heater, additional cupboards and hanging space, exposed wall and ceiling timbers, power points.

BEDROOM:

Windows to front and side, single radiator, power points, wall timbers, built-in double cupboard.

BEDROOM:

Window to front, exposed wall and ceiling timbers, single radiator, power points.

FAMILY BATHROOM:

White suite comprising of a panelled bath with mixer tap and wall shower fitment, low level WC, pedestal wash hand basin with mixer tap, exposed timbers, towel rail/radiator, wood effect flooring, small rear window.

OUTSIDE REAR:

The total plot of 0.41 acre provides wrap around gardens. To the rear, there are mainly lawns, several mature trees, combination of hedging and fencing to boundary to provide privacy, useful log store and tool store, outside tap, storage shed and potting shed. Large paved patio area, bark covered play area, small fish pond, further brick shed with power and light and an additional log store.

OUTSIDE FRONT:

To the front of the property a brick pathway leads to the property's entrance and side. The front gardens are laid in several lawned areas with box hedging, well stocked borders, a selection of trees including Cobnut creating an attractive walkway within the garden. There are several fruit trees, vegetable garden, fruit cages and rose arches. Further hedging and fencing to boundary to add to the property's privacy. On the front boundary there is a wrought iron pedestrian gate and an electronically operated six bar gate giving access onto a large shingle parking and driveway area providing off road parking for numerous vehicles and access to the oil storage tank.



SITUATION:

Glovers Hawes is situated on the outskirts of Cowden village with its village pub and church as well as two golf courses and is also only a short drive from the town of Edenbridge. This home is in a lovely rural position with views over surrounding fields and countryside. With the convenience of Cowden railway station being within a short 17 minutes walk offering direct trains into Croydon and central London. Gatwick Airport lies approximately 30 minutes drive away and junction six of the M25 is approximately 30 minutes by car. The property is in an excellent location to be close to the extremely popular Tonbridge and Tunbridge Wells grammar schools. The larger towns of East Grinstead and Tunbridge Wells are both within an easy drive. The nearby town of Edenbridge offers several large supermarkets and a wide range of essential amenities.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water & Electricity

Heating - Oil

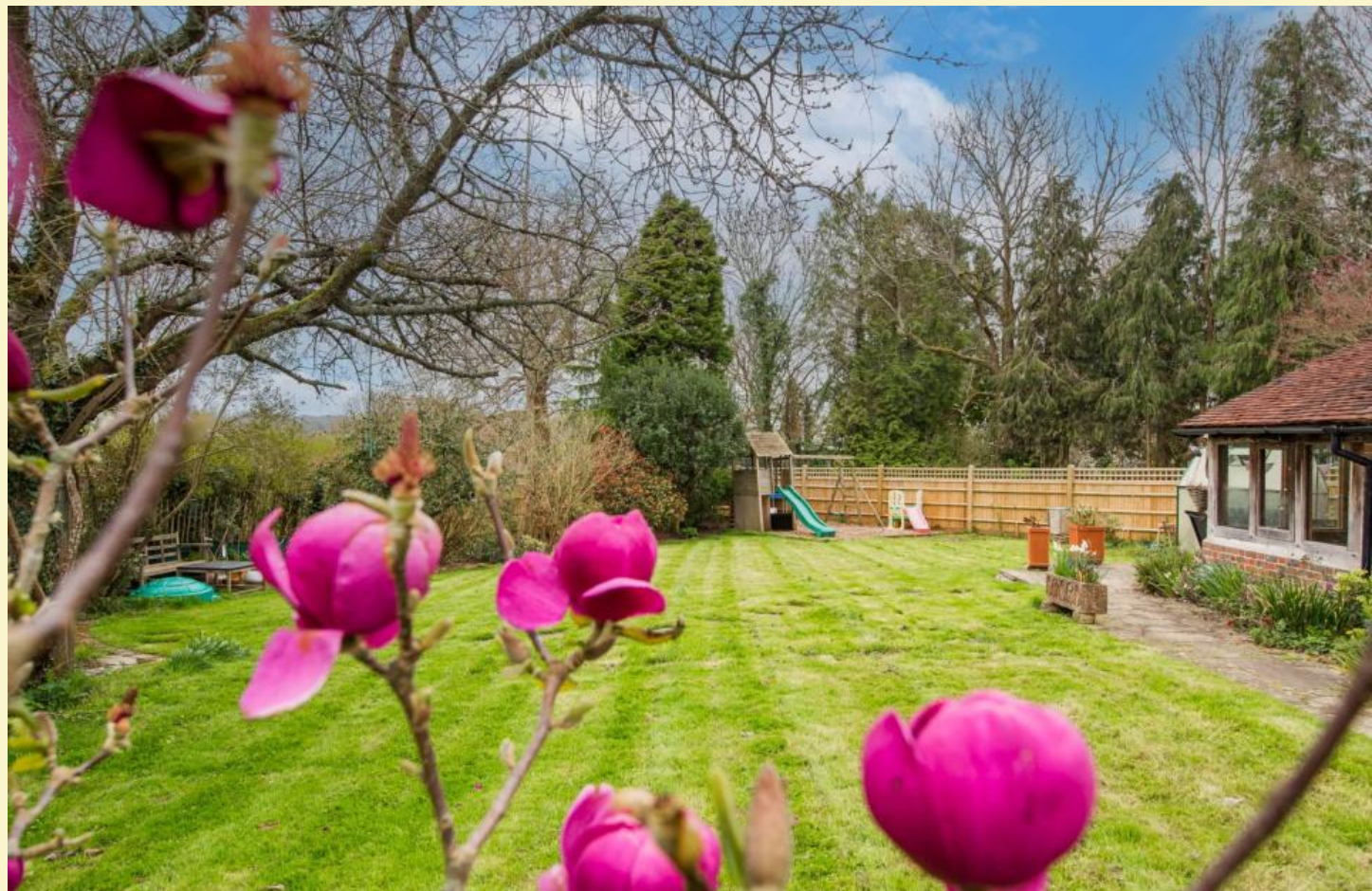
Private Drainage - Klargester

AGENTS NOTE:

Planning was previously granted by Sevenoaks District Council on the 27th of September 2019, application number 1901970 to extend the single storey extension and integrate the garden room. This permission has since lapsed but may present the possibility of being reinstated by having the relevant conversations and consents with the District Council.

AGENTS NOTE 2:

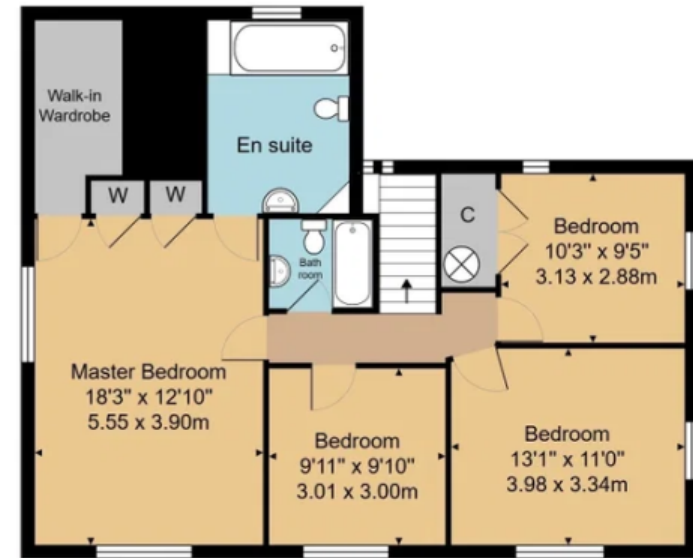
Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is a partner of Wood & Pilcher.





Approx. Gross Internal Area 2351 ft² ... 218.4 m²
(excluding shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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