



Vanguards
Smithers Lane | Cowden | Kent | TN8 7LA

 FINE & COUNTRY





STEP INSIDE

This exceptional self-build opportunity is set in a very special location within its own mature gardens and grounds of up to 6.628 acres and includes an important and impressive collection of mature acers.

Approached via a farm lane off the much sought-after Smithers Lane electronically operated gates lead through to a truly delightful scene. To the left a most impressive and mature garden showcasing Acers gently inclines towards the Southern boundary and a lower paddock which could be available by separate negotiation.

The driveway sweeps around to the current dwelling house which comprises a single storey bungalow that has planning permission under Tandridge reference TA/2025/1109 to extend to create a most impressive two-storey contemporary home that will truly make the most of such a beautiful setting.

Beyond the house to the North and West are paddocks that are currently used for equestrian purposes and the whole has the most delightful aspect with views over glorious rolling countryside that teems with wildlife.

Located between the charming villages of Lingfield and Cowden you are blessed with local amenities including the superb Lingfield College as well as stations with services into London within a short drive. A wider range of amenities, shopping and entertainment facilities as well as exceptional schooling are found at nearby East Grinstead, Royal Tunbridge Wells and Edenbridge.



SELLER INSIGHT

“ Originally a garden nursery the change of use was granted in 2012 to equestrian and the erection of stables and storage building. The conversion of the stables into the existing dwelling was granted under a certificate of lawfulness in 2025 and subsequently permission was granted later that year to erect a first-floor extension to the existing dwelling.

Having created the opportunity, I feel it is time for someone else to take on this exciting project adding their own vision and creating their dream home.

It was always the location that was the major attraction to me. You are surrounded by rolling countryside in one of the most sought-after roads in the area. And yet it is so easy to get to Lingfield, East Grinstead and Tunbridge Wells. Gatwick and Heathrow are readily accessible as are train lines into London.

The wildlife we see on a daily basis is truly amazing. The sunsets are truly sensational and most importantly the horses love it here!”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Leisure Clubs & Facilities

Lingfield Racecourse
Lingfield Park Golf Club
Sweetland Park Golf Club
Holtys Golf Club
Lingfield Football Club
Edenbridge Leisure Centre
Forge Musical Theatre
Hever Castle Golf Club
Hever Health, Physiotherapy & wellness

Healthcare

Edenbridge Memorial Health Centre
Edenbridge Medical Practice
Hever Health
Queen Victoria Hospital, East Grinstead

Entertainment

Lingfield Racecourse
Forge Musical Theatre
Eden Valley Museum
Hever Castle Events, Concerts, jousting, exhibitions

Education

Primary Schools
Edenbridge Primary School
Hever C of E Primary School
Four Elms Primary School
The View School

Secondary Schools
Moor House School & College
Imberhorne School
Lingfield College Senior School and Sixth Form
Tonbridge School

Local Attractions / Landmarks

Hever Castle & Gardens
Chiddingstone Village (National Trust)
Chartwell (National Trust)
Tonbridge Castle
Haysden Country Park
Riverhill Himalayan Gardens
British Wildlife Centre

Travel

Hever Castle – 0.5 miles
Edenbridge – 2 miles
Four Elms – 2.5 miles
Cowden – 3 miles
East Grinstead – 7.5 miles
Sevenoaks – 8.5 miles
Tonbridge – 10 miles
Tunbridge Wells – 11 miles
Gatwick Airport – 14 miles

By Train (Nearest Stations)

Hever Station – 1.2 miles
Cowden Station – 2.5 miles
Edenbridge Station – 2.5 miles

Typical journey times (from Cowden):

London Bridge – ~48 mins
East Croydon – ~30 mins
Uckfield – ~25 mins

Current Dwelling:

Ground Floor

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Shower room
- Cloakroom
- Workshop
- Store 1
- Store 2

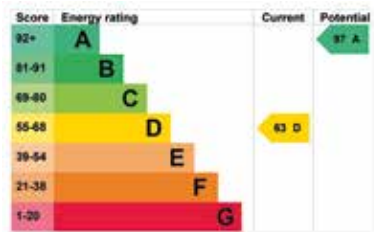
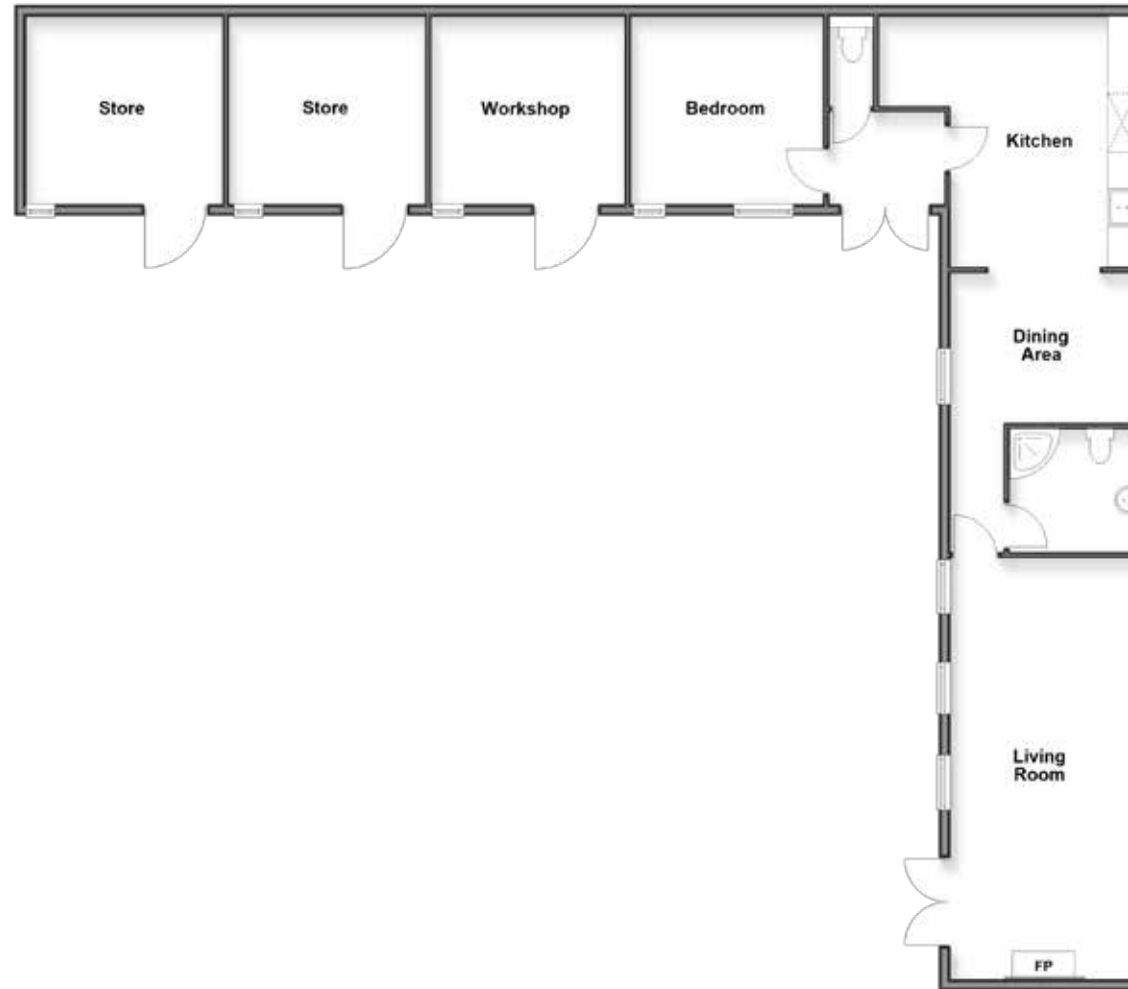
Outside

- Gated Driveway
- Hardstanding
- Stables
- Gardens and Grounds

Proposed Dwelling:

- Detached 3 bedroom house
- Tandridge Planning; TA/25/1109

Ground Floor
Approx. 111.6 sq. metres (1200.9 sq. feet)



Fine & Country Tunbridge Wells
20 High Street, Tunbridge Wells, Kent, TN1 1UX
01892 570267 | tunbridge.wells@fineandcountry.com

