



Price

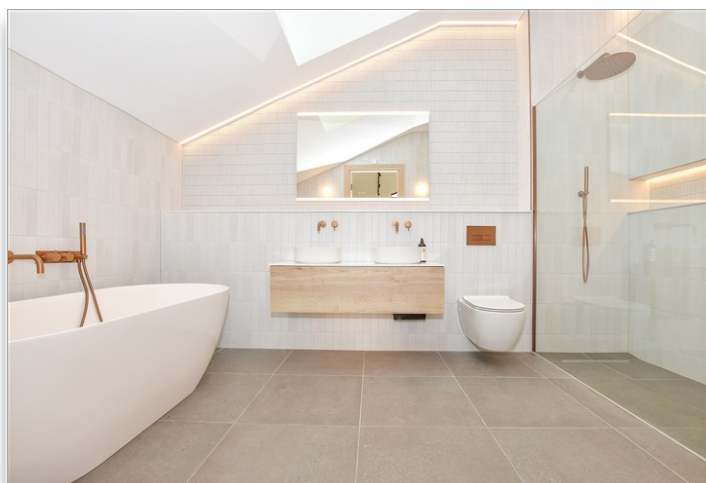
£3,600,000  
Freehold

Hartfield Road, Cowden, Kent, TN8.

Hartfield Road, Cowden, Kent, TN8.



Luxurious detached home created for sustainability and energy efficiency  
Bespoke fitted kitchen with integrated appliances, wine cooler and in-counter wine chiller  
Elegant principal bedroom suite with dressing room and en-suite  
Luxuriously appointed en-suites and bathrooms  
Landscaped private garden and communal areas  
Set within an Area of Outstanding Natural Beauty  
Access to a private residents' allotment  
Double garage, double car port and additional off-road parking



*Virtually Staged*



Plot 1 Hartdene Barns is an exceptional detached house that beautifully combines space, contemporary design, and sustainable living. Built to an outstanding specification, this home has been carefully designed with energy efficiency at its core, achieving Carbon Net Zero status and an impressive EPC SAP rating of A+.

Step into the dramatic double-height entrance hall with its striking cantilevered staircase and elegant Crittall doors. These lead through to expansive open-plan living areas, where floor-to-ceiling glazing frames stunning rural views and floods the space with natural light. A sophisticated bioethanol fireplace creates a warm focal point, while the bespoke Ormate kitchen showcases quartz worktops, a Quooker tap, integrated appliances, and both a wine cooler and worktop wine chiller. Refined finishes in stone, timber, and brass bring together practicality and timeless style, complemented by in-ceiling Sonos speakers across the main living spaces.

The principal bedroom suite offers a luxurious retreat, complete with fully fitted dressing room, spa-inspired en-suite, and a

private Juliet balcony overlooking the surrounding countryside. Additional flexible spaces – including a home office, cinema room and ground floor guest suite – provide versatility to suit modern lifestyles. Designed with both convenience and style in mind, the property also benefits from a large integral garage and a double open car port for covered parking. Advanced sustainability features include a high-performance solar panel system, air source heat pumps, and mechanical ventilation with heat recovery, ensuring efficient and environmentally conscious living.

Set apart by its distinctive architectural details, this home boasts a beautifully landscaped private garden and offers access to a shared allotment, growing space, and wellbeing area – perfect for those seeking a closer connection to nature.

## What the owner says...

"Hartdene Barns is an exclusive development of just nine new homes, set within 37 acres of picturesque countryside in an Area of Outstanding Natural Beauty. Ideally positioned near the charming villages of Hartfield and Cowden, the property is less than a five-minute drive from Cowden station, offering direct services to London Bridge and London Victoria in under an hour. The nearby town of Edenbridge, just ten minutes away, provides convenient access to supermarkets, a post office, and a selection of restaurants.

This is a rare opportunity to acquire a home where architectural excellence and environmental sustainability are perfectly aligned. Book to view now!

\*Please note, images are virtually staged for illustrative purposes only, finishes and layouts may vary."

# Accommodation

## GROUND FLOOR

### Entrance Lobby

### Hallway

63'8 x 8'10 (19.42m x 2.69m)

### Kitchen

23'7 x 21'4 (7.19m x 6.51m)

### Dining Room

23'11 x 17'9 (7.29m x 5.41m)

### Lounge

33'10 x 23'11 (10.32m x 7.29m)

### Study

15'9 x 9'10 (4.80m x 3.00m)

### Bedroom 5

20'8 x 15'9 (6.30m x 4.80m)

### En-suite

### TV Room

19'8 x 14'9 (6.00m x 4.50m)

### Cloakroom

### Utility Room

15'9 x 8'10 (4.80m x 2.69m)

## FIRST FLOOR

### Landing

### Bedroom 1

34'5 x 15'1 (10.50m x 4.60m)

### Dressing Room

13'9 x 8'6 (4.19m x 2.59m)

### En-suite

### Bedroom 2

18'8 x 13'1 (5.69m x 3.99m)

### Dressing Room

13'9 x 8'6 (4.19m x 2.59m)

### En-suite

### Bedroom 3

15'5 x 9'2 (4.70m x 2.80m)

### Inset Balcony

13'1 x 11'2 (3.99m x 3.41m)

### En-suite

### Bedroom 4

15'5 x 9'6 (4.70m x 2.90m)

### En-suite

### Inset Balcony

13'1 x 11'2 (3.99m x 3.41m)

## OUTSIDE

### Rear Garden

### Double Garage

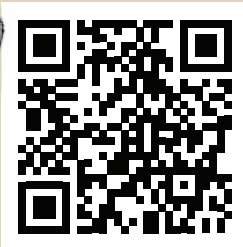
22'8 x 20'8 (6.91m x 6.30m)

### Car Port

21'0 x 18'8 (6.41m x 5.69m)

Scan me with your smart phone to view all our properties online or download the app.

Available on the  
**App Store**



Viewing: Strictly by appointment with Fine & Country's offices in:

**Tunbridge Wells on 01892 570267**

20 High Street, Tunbridge Wells, Kent, TN1 1UX  
tunbridge.wells@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

 **FINE & COUNTRY**

[fineandcountry.com](http://fineandcountry.com)