



Wildshaw House
Hartfield Road | Cowden | Edenbridge | Kent | TN8 7DZ





Step inside

Wildshaw

This visually gorgeous and architecturally stunning country home is totally unique, successfully combining that often sought after and rarely achieved blend of practical family home with attractive design and inspiring spaces.

You enter Wildshaw via an automatic five-bar gate, along a tree-lined driveway, itself a spur off a farm lane and are immediately struck by its beautiful, private setting. Lush green lawns, full country flower beds and a natural meadow frame the house and are themselves set in the bucolic local rolling landscape.

A shaded silver birch copse close to the kitchen hosts a big family table reflecting a scene straight from the south of France and rewards the lucky revellers with far reaching views of some of the most delightful countryside in England. After lunch, you can stroll around to another side of the garden and reward yourself with a cooling dip in the pool or a relaxing sundowner.

Back in the house, thick stone walls keep you cool in the summer and warm in the winter, in a space, which is one of the unique qualities of converted agricultural buildings, that is both cosy and traditional, yet at the same time vast, and modern.

The architectural heart of the home is an astonishing open plan double height, atrium topped living space replete with whitewashed gallery walls, exposed steel structures and engineered oak floors that would be quite at home in a Thameside warehouse apartment. A room so capacious that you could entertain a large number of guests for seasonal dinner gatherings or festive parties.

A more classic living space and dining area links up the rest of the downstairs space including on one side the gorgeous walnut kitchen with its adjacent boot room and utility room, whilst on the other side, a professional grade air-conditioned 7 seat Dolby Vision/Atmos cinema room. As a nice example of the flexibility of the house which equates to over 6000 square feet, there is a downstairs air-conditioned bedroom with en-suite that would make a fine principal bedroom, or equally the perfect room for guests, elderly parents, au pair or teenager.

The upstairs space is equally flexible and stylish and could easily yield another bedroom, making 5 in total. The current use is as follows; a superb principal bedroom with luxurious en-suite bathroom and a dressing room with a long run of wardrobe space; another bedroom with en-suite; a home office with separate access from the living area; another huge office with en-suite also with its own independent access from the living space.



Seller Insight

“ We set out looking for what felt like the impossible: a stylish, creative home that could also function effortlessly for family life while offering the outdoor lifestyle we loved in places such as Tuscany and the South of France. We wanted privacy without isolation, space for classic cars, proper live-work accommodation for two creatives, and excellent access to London, Gatwick and Heathrow.

Remarkably, this house delivers on every requirement. It continues to amaze us how perfectly it combines practicality, inspiration and lifestyle, and we hope its next owners feel the same.

It is also a wonderful house for entertaining. The indoor and outdoor spaces offer countless options for gathering with family and friends, while guest bedrooms provide comfortable overnight accommodation. Summer days revolve around the pool and the large outdoor dining table, perfect for memorable family celebrations. In winter, those same gatherings can continue indoors, perhaps with a classic film enjoyed together in the cinema room.”*

* 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.













Travel

By Road:	
Cowden Station	1.2 miles
Edenbridge	5.5 miles
East Grinstead	6.0 miles
Tunbridge Wells	10.0 miles
Sevenoaks	12.0 miles
Gatwick Airport	15.0 miles
M25 (Junction 6)	14.0 miles
Channel Tunnel	66.0 miles
Dover Docks	78.0 miles
Central London	30.0 miles
By Train from Cowden:	
London Bridge	approx. 55 mins
London Victoria	approx. 60 mins
East Croydon	approx. 35 mins

Leisure Clubs & Facilities

Sweetwoods Park Golf Club
Holtys Golf Club
Royal Ashdown Forest Golf Club
Edenbridge Leisure Centre
The Nevill Crest & Gun Country Club
Ashdown Forest Cycling & Walking Trails
Cowden Village Recreation Ground

Healthcare

The Eden Centre Surgery, Edenbridge
Church Lane Surgery, Edenbridge
Moatfield Surgery, East Grinstead
Queen Victoria Hospital, East Grinstead
Tunbridge Wells Hospital, Pembury

Education

Primary Schools:
St Mary the Virgin C.E. Primary School, Hartfield
Hever C.E. Primary School
Chiddingstone C.E. School
Fordcombe C.E. Primary School

Secondary Schools:

The Eden Valley School
Sackville School
Beacon Academy
Tunbridge Wells Grammar School for Boys
Tunbridge Wells Girls' Grammar School

Independent Schols

Brambletye School, East Grinstead
Michael Hall School, Forest Row
Lingfield College, Lingfield
Holmewood House School, Langton Green

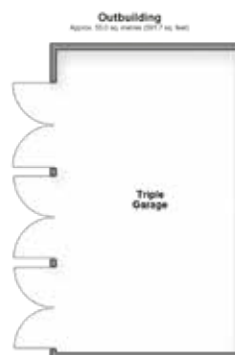
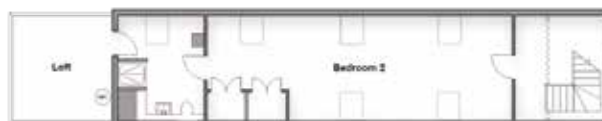
Sevenoaks School
Tonbridge School
Walthamstow Hall School
The New Beacon School
Radnor House Sevenoaks

Entertainment

The Fountain Inn, Cowden
The Rock Inn, Chiddingstone Hoath
The Greyhound, Hever
The King Henry VIII, Hever
The Dorset Arms, Withyham
The Cinema, East Grinstead

Local Attractions / Landmarks

Hever Castle & Gardens
Ashdown Forest
Penshurst Place
Chiddingstone Castle
Chartwell House
Groombridge Place
Bough Beech Reservoir
Wakehurst
Bluebell Railway



Ground floor

Open plan Living Room	39'7 (12.07m) x 42' (12.80m)
Sitting/Dining room	39'5 (12.01m) x 19' (5.79m)
Kitchen	20'4 max (6.20m) x 19' (5.79m)
Boot room	
Utility room	18'5 (5.61m) x 6'10 (2.08m)
Cloakroom	
Shower room	
Reading nook/Hall	16'10 (5.13m) x 11' (3.35m)
Cinema room	17' (5.18m) x 13' (3.96m)
Guest bedroom	
En-suite	

First floor

Principal bedroom	20'10 (6.35m) x 16' max (4.88m)
En-suite bathroom	
Dressing room/bedroom 5	18'2 (5.54m) x 9'2 (2.79m)
Office	23'4 (7.11m) x 11'5 (3.48m)
Bedroom 2	32' (9.75m) x 11'8 max (3.56m)
En-suite	
Bedroom 4	18'10 (5.74m) x 14' max (4.27m)
En-suite	

Outside

3 bay oak garage	31'5 (9.58m) x 19' (5.79m)
Swimming pool	
Gardens and grounds	

Council Tax Band: H
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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