



Medway Cottage, High Street, Cowden, Kent TN8 7JQ
Guide: £300,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character Grade II Listed Cottage
- *Situated in the Heart of the Village
- *Accessible to Cowden & Edenbridge Stations
- *Two First Floor Bedrooms
- *Sitting Room & Woodburning Stove *Kitchen
- *Ground Floor Bathroom
- *Lower Ground Floor Cellar *Cottage Front Garden
- *No Onward Chain

Description

This Grade II listed two bedroom period village home is superbly located in the High Street. This character cottage benefits from two first floor double bedrooms, ground floor bathroom and useful cellar and is being offered for sale with the benefit of no onward chain.

Accommodation

- This character cottage is approached through a pillared gate with pathway leading to the front door opening to the sitting room.
- Sitting Room with aspect to front, pretty multi-paned window and feature brick fireplace with wood burning stove.
- Kitchen with aspect to side and stable door to rear, fitted with a range of wall mounted cabinets and base units of cupboards and drawers, single drainer sink unit with tiled splashback, plumbing and space for washing machine, double oven and four ring hob. Stairs to side rising to the first floor.
- Ground floor bathroom with aspect to rear, fitted with a matching suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and low flush toilet.
- From an inner lobby, stairs lead down to the cellar basement area with light well.
- To the first floor the cottage enjoys two double bedrooms, one with aspect to front and the other with aspect to rear and fitted cupboard.
- Small cottage front garden enclosed by boxed yew hedging with a white wooden gate.
- Services & Points of Note: Mains water, drainage & electricity. Electric heating. The property lies within a Conservation Area, the Metropolitan Green Belt & High Weald Area of Outstanding Natural Beauty.
- Council Tax Bands – D - Sevenoaks District Council
- EPC: G



Cowden

The village of Cowden lies in a peaceful, rural location centred around the historic church St Mary Magdalene, within easy access to extensive, beautiful countryside. The village has a strong community spirit with several clubs including tennis, cricket, and classes in the village hall, playing fields, allotments and annual fete, a quintessential English village with a host of outdoor activities on the doorstep. Boasting two pubs, The Fountain and the Queen's Arms at Cowden Pound. Cowden station provides services to East Croydon, London Bridge and Victoria.

Nearby, Edenbridge is a medieval market town set in the Kent countryside with a selection of local amenities including independent shops, cafes, restaurants, chemist, hairdresser, town pubs, Waitrose, Lidl and Tesco Express with a traditional market held once a week. The town benefits from two mainline stations, Edenbridge Town Station offering services to London Bridge/Victoria via Oxted and Edenbridge Station serving Tonbridge through to Reigate and London Bridge/Victoria via Redhill, in under an hour. The M25 can be easily accessed at either junction 6 at Godstone or Sevenoaks junction 5.

There is an excellent selection of schooling in the surrounding area, with primary schools in Edenbridge and nearby villages including the sought-after schools in Chiddingstone, Four Elms and Crockham Hill. Secondary education options include grammar, state and private, and can be found in towns including Tonbridge, Sevenoaks, Westerham, Oxted and Lingfield.

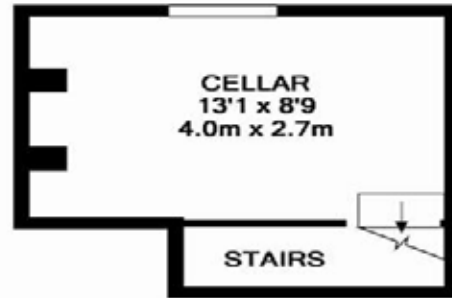
Recreational amenities include Holtye, Sweetwoods and Stangrove Park golf clubs, Edenbridge Leisure Centre with swimming pool, several National Trust properties including the historic Hever Castle. More extensive shopping can be found in the towns of Sevenoaks, Oxted, East Grinstead and Tunbridge Wells, or Bluewater Shopping Centre. Edenbridge Leisure Centre. Racing at Lingfield Park. The A22 provides access to the M25 and London, the south coast, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



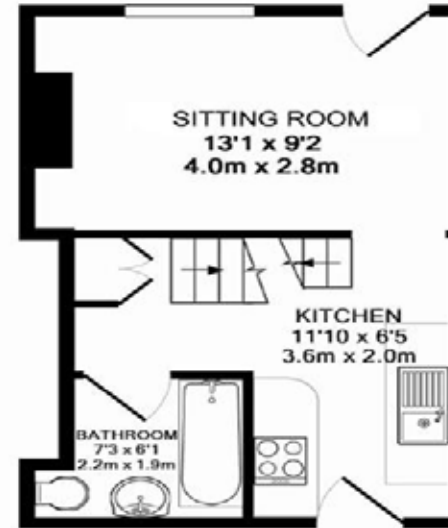
Viewing Strictly By Appointment

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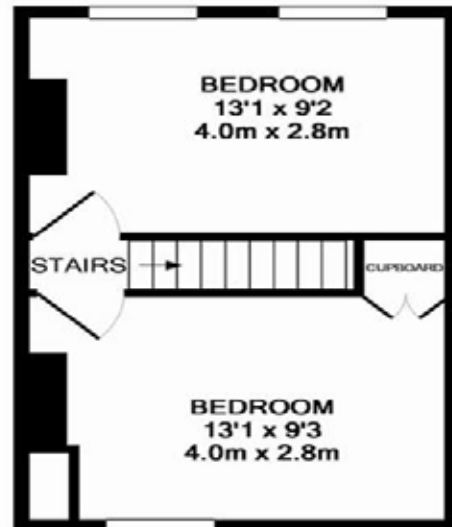
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BASEMENT LEVEL
APPROX. FLOOR
AREA 136 SQ.FT.
(12.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 259 SQ.FT.
(24.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

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