



Medway House, Cottage & Annexe, High Street, Cowden, Kent TN8 7JQ
Guide: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character Grade II Listed Village House & Cottage with Annexe
- *Situated in the Heart of the Village
- *Four Bedrooms
- *Elegant Proportions & Features
- *Cellar
- *Main Bedroom with Dressing Room & En-Suite
- *Attached Two Bedroom Cottage
- *Separate Self-Contained Annexe
- *Substantial Garage & Workshop
- *South Facing Gardens Extending to 0.27 Acres
- *Accessible to Cowden & Edenbridge Stations
- *Investment/Rental Opportunities
- *No Onward Chain

Description

This elegant Grade II listed period village home and cottage are superbly located in the High Street with just over a quarter of an acre of south facing gardens. Ancillary accommodation provides a high level of versatility including a two bedroom adjoining cottage, separate self-contained annexe, garaging & parking. This delightful prospect is being offered for sale with no forward chain.

Accommodation

- The impressive reception rooms comprise a drawing room with a bay window and a dining room, both with feature fireplaces and providing excellent spaces for both formal entertaining and family living.
- The kitchen is fitted with a comprehensive range of modern wall and base units with a range of integral appliances including a three oven electric Aga. An adjoining breakfast area has a door opening to the terrace.
- From the entrance hall a striking staircase ascends to the first floor and principal bedroom suite which is served by a walk-through dressing room and en suite shower room.
- There are three further bedrooms, and a well-appointed family bathroom and secondary W.C complete the primary accommodation.
- The adjoining Medway Cottage has a separate access and comprises a sitting room with wood burning stove, kitchen, bathroom and two bedrooms. The Cottage presents ideal investment/rental opportunities or the possibility of reconfiguring into one house, subject to obtaining planning.
- A block paved driveway leads to the detached garage and provides off road parking. There is an adjoining workshop with gardeners W.C, with a self-contained annexe comprising two reception rooms, bathroom and kitchen arranged over the first floor offering a variety of uses from multi-generational living to home office or investment/rental opportunity.
- To the front of the house is an area of formal garden enclosed by boxed yew hedging with a white gate and path leading to the front door.
- The magnificent rear garden enjoys a southerly aspect and is predominantly laid to landscaped lawn interspersed with many varieties of specimen trees, shrubs and fruit trees underplanted with spring bulbs, including medlar, peach, greengage, pear, ancient bramley, mulberry, magnolia and camellias. There is a greenhouse and a delightful area of wildflower meadow to the rear of the garden, with established hedging to the perimeter providing privacy. An expansive paved terrace spans the rear of the property, providing ideal areas for al fresco entertaining.
- Services & Points of Note: Mains water, drainage & electricity. Oil fired central heating in main house. Electric heating in cottage. Electric night storage heating in the annexe. The property is within a Conservation Area and High Weald Area of Outstanding Natural Beauty. The neighbouring property has a right of access over the driveway.



- Agents Note: As the property is listed under two separate dwellings it is suggested that any perspective purchaser takes specialist Stamp Duty Land Tax (SDLT) advice.
- Council Tax Bands – Sevenoaks District Council: Medway House: G, Medway Flat: C Medway Cottage: D
- EPC: House: E Cottage: G Flat: F

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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Medway House, Cowden

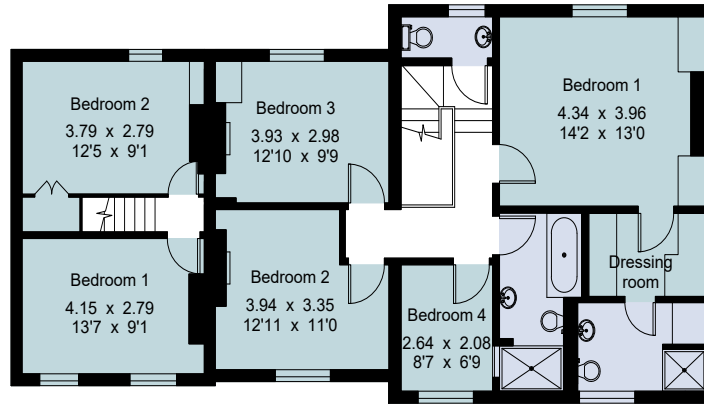
Gross internal area (approx) 180.9 sq m/ 1947 sq ft

Cottage 64.6 sq m/ 695 sq ft

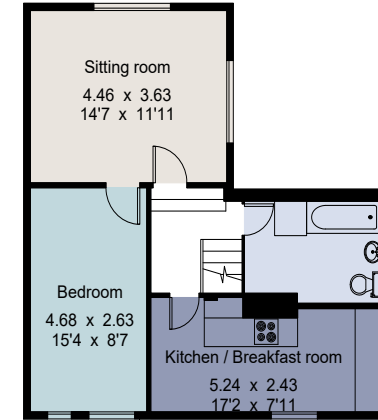
Flat 64.8 sq m/ 697 sq ft

Garage 39.1 sq m/ 420 sq ft

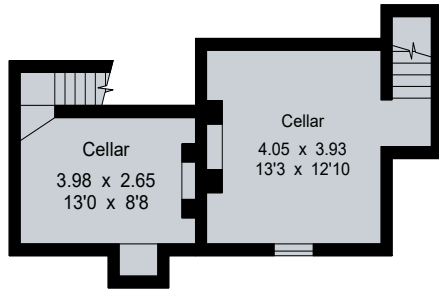
Total 349.4 sq m/ 3459 sq ft



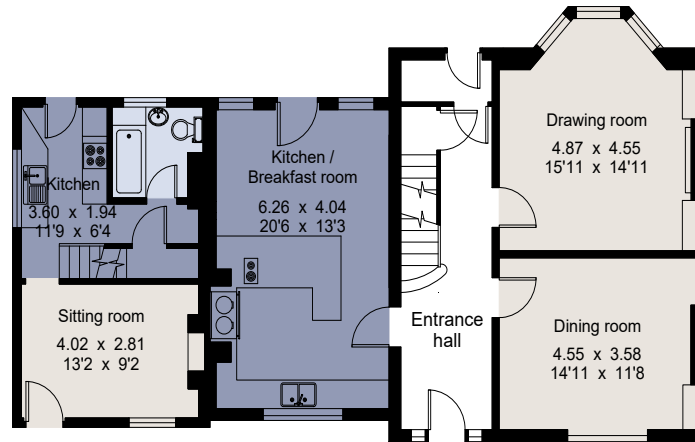
First floor



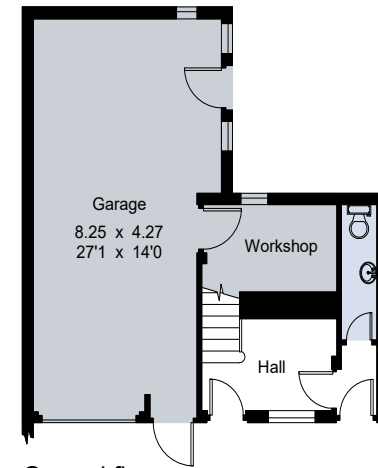
First floor



Cellar



Ground floor



Ground floor

For identification only - Not to scale
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