



51 High Street, Cowden, Kent TN8 7JH
Guide: £400,000 - £425,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive End of Terrace Family Home
- *Picturesque Village Location with Rural Views to Rear
- *Close to Local Pub, Recreation Ground & Station
- *Three Bedrooms
- *Sitting Room with Wood Burning Stove
- *Kitchen
- *Conservatory
- *Ground Floor Bathroom
- *Main Bedroom with En-Suite Shower Room
- *Front Garden & Gravel Driveway
- *Attractive Rear Garden
- *Basement Storage Rooms & Large Attic Space
- *Potential to Extend Subject to Planning Permission
- *No Onward Chain

Description

An excellent opportunity to acquire this end of terrace, three bedroom family home, situated in the peaceful rural village of Cowden. Enjoying far reaching countryside views to the rear, the property offers flexible living spaces ideal for family life. The property borders on the popular village allotments and is opposite the village pub and recreation ground. It is an opportunity to benefit from community living and a healthy lifestyle. A versatile basement area adds further potential, and the home is offered with the benefit of no onward chain.

Accommodation

- Steps lead up to the wooden front door opening to the entrance hallway with inset coir matting and stairs rising to the first floor, wooden panelled door leading to the:-
- Sitting room, a welcoming space with aspect to front, central wood burning stove, set on an attractive brick hearth and stripped wooden floorboards. A further door leads through to the kitchen.
- Kitchen fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers, worktops, tiled splashbacks and space for appliances including slimline dishwasher and washing machine. Single oven with electric hob over and deep understairs cupboard, currently housing an upright fridge/freezer, laminate wood effect flooring, inset lighting and window to rear overlooking the garden. A timber and glazed door leads to the side conservatory which provides bright versatile additional living/family space enjoying picturesque rural views.
- The family bathroom, located on the ground floor is fitted with a white suite comprising panelled bath with handheld shower attachment, low level toilet and wall mounted basin. Fully tiled with decorative border, inset lighting and continuation of the wood effect laminate flooring.
- First floor landing with window to side and access to loft space via hatch. Main bedroom with aspect to front, fitted mirrored wardrobes and en-suite shower room. Second and third bedrooms both with aspect to rear overlooking the garden and views over the countryside beyond.
- Private gated front garden and gravel driveway offering off road parking, flanked with hedged boundaries, area of lawn and mature shrubs. Access to the side leading to the rear garden and basement storage area.
- Established rear garden enjoying delightful views over the surrounding countryside, area of lawn with shrub/flower borders, gravel area with wooden pergola and raised terrace. High hedge and fenced boundaries providing seclusion. Access at the rear of the house to the basement area, a versatile space with windows to side, power and light. Further storage area under the house and base ready for a greenhouse if required.

- Services and Points of Note: Mains water, electricity and drainage. Wood burning stove with back boiler providing heating. Smart electric heating system. Right of access to rear for neighbouring property. The property was subject to underpinning in 1997.
- Council Tax Band: D -Sevenoaks District Council
- EPC: D

Situation

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 which is within walking distance, 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.



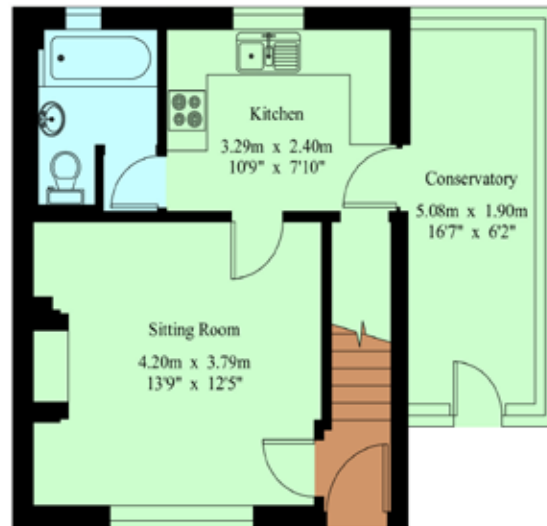
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51 High Street

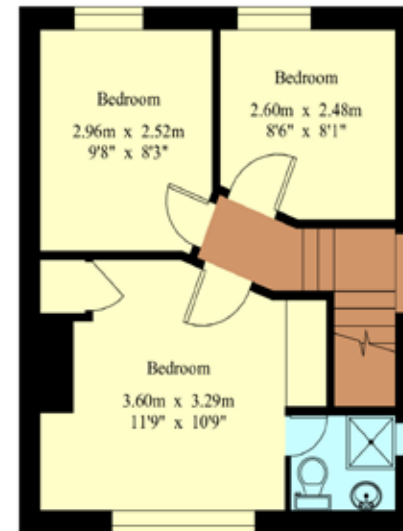
Gross Internal Area : 87.6 sq.m (942 sq.ft.)
(Including Store Room)



Ground Floor



Lower Ground Floor



First Floor

