



Highfield Oast, Hartfield Road, Cowden, Kent TN8 7DX
Guide Price: £1,350,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- * Substantial Modern Detached Oast Style Property
- *Over 5,500 Square Feet
- *Accessible to Cowden & Edenbridge Stations
- *Set amongst Open Countryside with Rural Views
- *Six Reception Rooms
- *Five Bedrooms serviced by Four Bathrooms & Two Cloakrooms
- *Striking Central Entrance Atrium & Roof Lantern
- *Impressive Vaulted Kitchen/Dining Room
- *Lower Ground Floor Guest Accommodation, Cinema, Gym, Utility and Garaging
- * No Onward Chain

Description

A substantial individual modern detached five bedroom Oast style property, occupying a rural position with countryside views, situated close to the village of Cowden. Centred around four turrets, connected by a central atrium, the property boasts 5,500 square feet of flexible accommodation perfect for modern family living, entertaining and relaxing, set on a plot of just under half an acre. This relatively new build requires finishing off works internally and externally and to complete hard and soft landscaping.

Accommodation

- The property is approached over a driveway leading to the parking area. A timber staircase leads to the wide front entrance door into the striking welcoming double height central atrium, filled with natural light from a roof lantern. A galleried walkway connects to all the principal rooms on this floor with a staircase which descends to the lower ground floor.
- To the right of the atrium, you enter the striking open plan kitchen, dining, and living space with dramatic octagonal vaulted ceilings to either end. Comprehensive kitchen comprising twin ovens, central island with induction hob, full height integrated fridge and deep walk in fitted pantry. Central dining area with downlights and doors leading out onto a terrace/bridge, offering views across the surrounding countryside.
- To the left side is the main wing of the home, including a main bedroom suite, complete with generous walk in dressing area and smart contemporary en-suite bathroom. Two further bedrooms, serviced by a modern contemporary family bathroom, playroom, study, utility and cloakroom complete the accommodation to this floor.
- Heading downstairs to the lower ground floor you will find the central vaulted sitting room ideal for entertaining complete with gym/games room with cloakroom, laundry room and cinema room with single garages either side, one accessed through the plant room housing boiler, tank and ventilation system. Two additional guest bedrooms both serviced by en-suites can be found on this floor, together with a connecting family lounge.
- Externally, the property sits centrally within the plot with driveway, parking and turning area, with the remainder of the plot requiring finishing works and landscaping



- Services & Points of Note: Mains water and electricity. LPG. Underfloor heating. Ventilation system. Private drainage system. Agents Note: The property is sold as seen and we would advise all prospective buyers to make their own investigations. This sale is by way of a Joint Fixed Charge Receivership. The sale contract will reflect this and as such no warranties or guarantees will be given by the Receivers.

- Construction: Nudura ICF concrete construction, timber cladding and zinc turrets.

- Council Tax Band: H – Wealden District Council.

- EPC: C

Situation

Highfield Oast is situated in a rural position within the High Weald Area of Outstanding Natural Beauty, on the Sussex/Kent borders and about a mile from the heart of Cowden, a peaceful, rural village centred around the historic church St Mary Magdalene.

Cowden station is on the London Bridge to Uckfield line providing services to East Croydon, and Victoria.

Nearby, Edenbridge is a traditional market town with a selection of local amenities including independent shops, cafes, restaurants, chemist, hairdresser, town pubs, Waitrose, Lidl and Tesco Express with a 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.



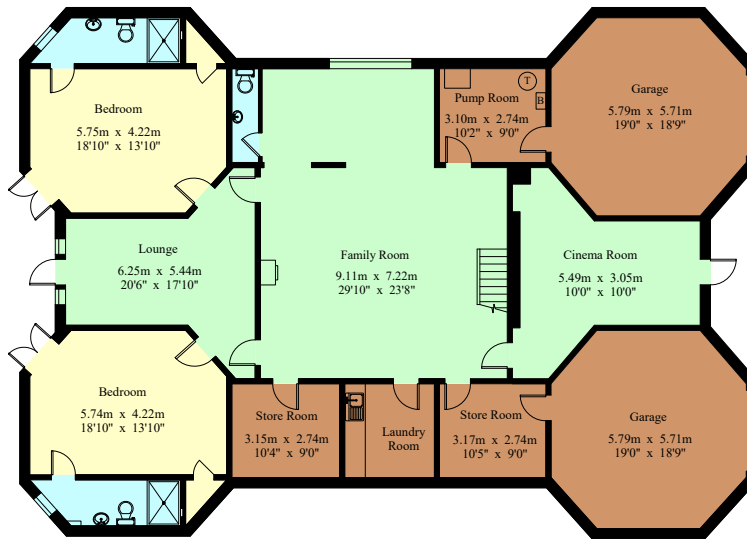
Viewing Strictly By Appointment

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Highfield Oast

Gross Internal Area : 517.1 sq.m (5566 sq.ft.)
(Including Garage & Excluding Voids)



Lower Ground Floor



Ground Floor



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