



A beautifully presented village house with private garden

High Street, Cowden, Edenbridge, Kent, TN8

£2,250 pcm plus fees apply, Unfurnished
Available from 02/12/2019

LOFT AREA IN BARN NOT AVAILABLE



Charming village house • Grade II Listed • Separate barn •
Delightful and secluded garden • Parking for several cars

Local Information

Cowden benefits from its setting away from main through routes whilst being conveniently positioned between the towns of Edenbridge, East Grinstead and Tunbridge Wells (about 4.3, 5.8 and 9.5 miles respectively) for shopping, entertainment, rail transport and schools. Cowden is served by its own station (about 1.2 miles) with regular services to London Bridge.

There is a good selection of primary schools within a 5 mile radius at Hartfield, Chiddingstone, Hever and Withyham. Independent schools in the area include Brambletye (Ashurst Wood), Ashdown House (Forest Row) and Holmewood House (Langton Green) preparatory schools and Tonbridge, Sevenoaks, Eastbourne and Worth senior schools.

The A22 provides access to the M25 and M23 and linking to London, the south coast, Gatwick and Heathrow airports and the Channel Tunnel Terminus.

About this property

Chandler House is a four bedroom family home that offers a spacious layout together with the benefit of a versatile barn with ancillary accommodation above, off-street parking for a number of vehicles and a delightful secluded garden with perennial shrubs and

borders and attractive brick walling.

Period features and interest are in abundance, including exposed timbers dating back to the 16th Century, an antique cast iron range in the kitchen and even a functioning indoor well.

The principal rooms are of generous proportions, including a central reception hall and dining area around which the living accommodation is arranged. With four bedrooms and two family bathrooms occupying the first floor, Chandler House offers spacious living for all the family.

Furnishing

Unfurnished

Local Authority

Sevenoaks District Council

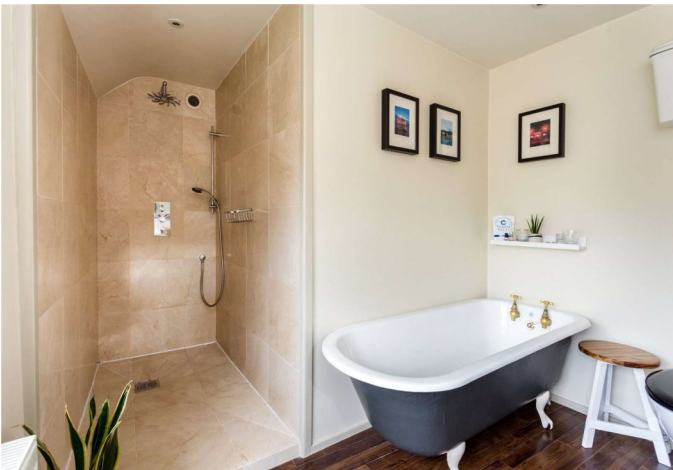
Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office. Telephone: +44 (0) 1892 507 050.





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Gross Internal Area 2169 sq ft, 201.5 m2

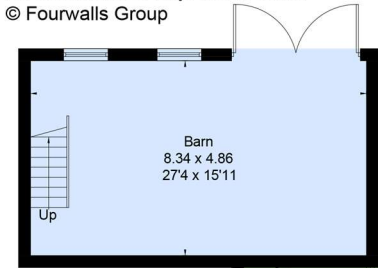
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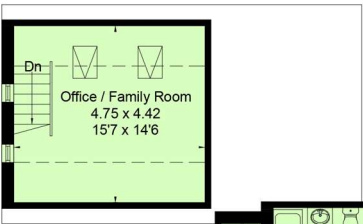
House
 Barn

For identification only. Not to scale.
© Fourwalls Group

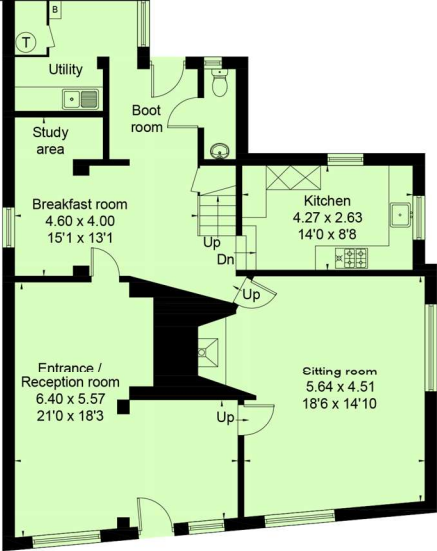
Approximate IPMS2 Floor Area = 201.5 sq m / 2169 sq ft
Barn = 52.2 sq m / 562 sq ft
Limited Use Area = 12.0 sq m / 129 sq ft
Total = 265.7 sq m / 2860 sq ft



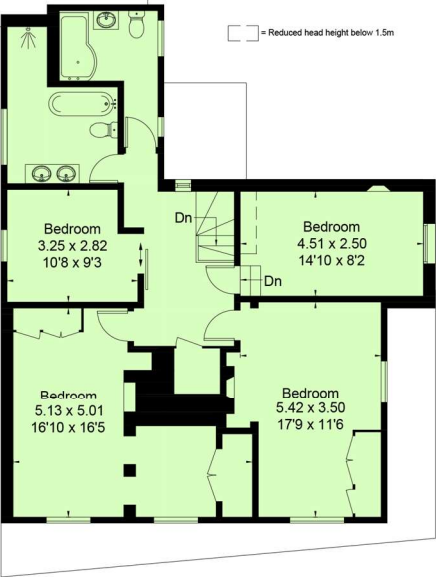
Barn - Ground floor



Barn - First floor



Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191002AAMW

