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## Gainsford House, The Square, Cowden, Kent TN8 7JB

**\*\* MAIN HOUSE AND ATTACHED COTTAGE\*\*** A Grade II listed home located in the heart of Cowden. The property benefits from generous period accommodation, a separate cottage/annexe, and beautiful grounds extending to nearly 1 acre. Call us now, we are **\*\*Open 8am - 8pm 7 Days a Week\*\***



**£1,675,000 Freehold**

## PROPERTY DESCRIPTION

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**\*\* MAIN HOUSE AND ATTACHED COTTAGE\*\*** A special Grade II listed home located in the heart of Cowden village, opposite the Church. The property benefits from generous period accommodation with five bedrooms in the main house, providing a lovely family home with plenty of space for entertaining. There is also a separate cottage/annex with a further 3 bedrooms which provides flexible accommodation suitable for multi-generational living and potential rental or air B & B options, beautiful grounds extending to nearly 1 acre. The property in total, extends to almost 6000 sqft with additional cellar space extending to nearly 500 sqft. There are also two detached structures in the grounds offering a further 1170 sqft; the Bakehouse and the garage building. The property is offered with no onward chain. Call us now, we are **\*\*Open 8 am – 8 pm 7 Days a Week\*\***

## FEATURES

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- LINK DETACHED HOUSE
- FIVE BEDROOMS IN THE MAIN ACCOMODATION AND THREE BEDROOMS IN ATTACHED COTTAGE
- FIVE BATHROOMS OF WHICH FOUR ARE ENSUITES
- PRIVATE DRIVEWAY LEADING TO PARKING AREA AND CARPORTS
- SHORT DRIVE TO COWDEN STATION
- FLEXIBLE ACCOMMODATION SUITABLE FOR MULTI GENERATIONAL HOME BUYERS
- ANNEX WITH SEPARATE ACCESS AND INCOME POTENTIAL



## ROOM DESCRIPTIONS

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### SITUATION

The property enjoys a central position on The Square in the heart of historic Cowden village. The property is accessed via a private gated archway that leads to the driveway and the front door. The property has another door that fronts the high street providing direct access into the kitchen/breakfast room.

Cowden is an attractive village that lies a short drive from the larger towns of Edenbridge and East Grinstead. Tunbridge Wells also lies a 20 minute drive away. Cowden benefits from a railway station that is a short drive or 15 minute walk away offering direct trains into Croydon and Central London. In addition, there is a popular public house, The Fountain Inn, a 14th Century village church, a village hall, and the popular tennis club. Gatwick airport lies a 25 minute drive away and Junction 6 of the M25 is 30 minutes by car. There are excellent schools nearby including Tonbridge and Tunbridge Wells Grammar Schools, and also Chiddingstone and Hever Primary schools.

### ENTRANCE HALLWAY

The front door leads to a spacious entrance hallway with tiled flooring, a feature fireplace housing a wood burning stove, a lead lined window, exposed original timbers, and doors leading into the reception room and the snug.

### RECEPTION ROOM

An impressive room with a feature fireplace housing a wood burning stove, carpeted flooring, two radiators, exposed original timbers. The room leads through into the sitting room in a semi-open plan format.

### SITTING ROOM

The sitting room sits in a semi-open plan format with the reception room. The room has carpeted flooring, a feature fireplace, a lead lined window with secondary glazing overlooking the rear garden, exposed original timbers, a period bread oven and bi-folding doors leading into the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

A welcoming room with a range of base and wall units, a four oven electric Aga, an additional two ring induction hob, an electric oven, a stainless steel sink, tiled splashbacks, exposed original timbers to the ceiling, an external door, space for a dining table and chairs, tiled flooring, a wood burning stove, a radiator, two electric storage heaters, and additional stainless steel sink, space for an American style fridge/freezer and large ceiling height windows. There is also access to one of the cellar spaces via a hatch in the floor.

### DINING ROOM

The dining room has carpeted flooring, two large windows with secondary glazing, exposed original timbers, and two radiators.

### STUDY

A useful study space accessed from the hallway with a lead lined window with secondary glazing, a radiator, and laminate flooring.

### SNUG

The snug is a cosy room with an impressive fireplace housing a wood burning stove, period cupboards, exposed original timbers, a lead lined window with secondary glazing, and an internal opening into the dining room.


### UTILITY/CLOAKROOM

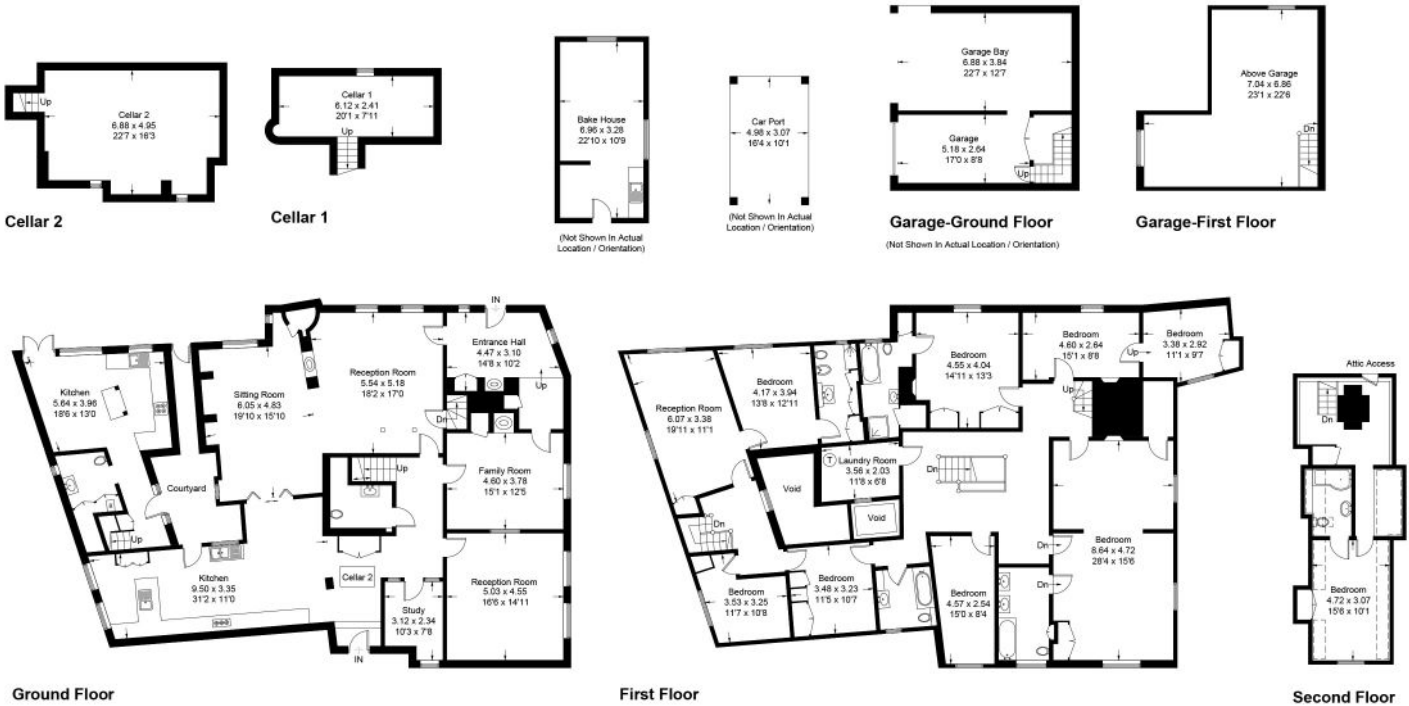
A handy downstairs utility/cloakroom with a low level



# FLOORPLAN

Approximate Gross Internal Area = 554.6 sq m / 5970 sq ft  
 (Including Cellars / Excluding Courtyard / Car Port / Void)  
 Garage (Including Garage Bay) = 86.4 sq m / 930 sq ft  
 Bake House = 22.9 sq m / 246 sq ft  
 Total = 663.8 sq m / 7146 sq ft

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID808458)

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