

HETHE HOUSE



HARTFIELD ROAD, COWDEN, KENT



Beyond your expectations



Hethe House

Hartfield Road, Cowden, Kent TN8 7DZ

A substantial detached period country house in a delightful rural setting with views.

Reception Hall, Drawing Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom, 2 Store Rooms, Cellar, Principal Bedroom with Ensuite Bathroom, 3 Further First Floor Bedrooms, Family Bathroom, Top Floor Flat: Sitting Room, Kitchenette, 3 Bedrooms, Bathroom, Oil Fired Central Heating, Attached Double Garage, Outbuilding, Tennis Court, Gardens and Grounds Just Under 2 Acres

Description: This fine detached country house with its distinctive timbered gables to the front and rear has spacious accommodation arranged over three floors, now with scope for updating and improvement. Particular points of note include the following. There are attractive outlooks from most rooms over the gardens and with views beyond on the south side. There are two elegant well proportioned reception rooms, the drawing room having French doors to the terrace, an open fireplace with a carved surround and mantle, decorative plaster ceiling and double doors to the reception hall which has a polished wood floor and glazed front double doors with an attractive fan light above. The dining room is over 25' in length, has parquet flooring and to the side of the fireplace a display cabinet and a door to the study. The large kitchen/breakfast room has a high vaulted, timbered and glazed ceiling and includes a range of cupboards, drawers, work surfaces, and a sink unit etc. There are store rooms with potential for alternative uses and a good size cellar. On the first floor the fine principal bedroom features an exceptionally high ceiling, an ensuite bathroom and an outside door with staircase down to the terrace. Two further bedrooms have wide bay windows and enjoy the views. The top floor is at present arranged as a self contained flat with a kitchenette, sitting room, bedrooms and bathroom.





Outside

The gardens and grounds provide an outstanding setting for the house which is approached from the road by a long farm lane to its own private drive. At the front there is parking for several cars and a double garage. A long lawn, with a fine Copper Beech to the side, leads to a three bay open fronted store. The rear south facing garden includes a paved terrace by the house and this leads to wide expanses of sweeping lawn interspersed by flowering shrubs and trees. To the side is a hard tennis court requiring refurbishment. In all, just under two acres.

Situation

The house is set close to the Kent and Sussex border, within the High Weald Area of Outstanding Natural Beauty, and is just over 1.5 miles south east of the attractive village of Cowden. The main towns in the area for shopping and a wide variety of amenities include Edenbridge, about 5 miles, East Grinstead about 6.5 miles and Tunbridge Wells about 8 miles. There are highly regarded private and state schools in the area for children of all ages.

Directions

From Tunbridge Wells take the A264 through Langton Green and then turn right onto the A264, signposted East Grinstead. After about 4.5 miles, having passed Ashurst and Blackham, turn right at the crossroads into Hartfield Road (B2026), signposted Edenbridge. After about 0.5 miles enter the first drive on the right, go past the farm barns and take the next drive on the right and the house will be found at the end.

Additional Info

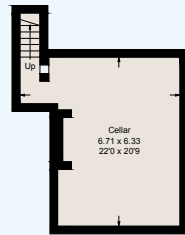
Train Services: Cowden station for a direct service to London Bridge, about 48 minutes, or Tunbridge Wells for Charing Cross and Cannon Street about 50/55 minutes, or Dormans for Victoria, about 54 minutes.

Road Communications: The M25, junction 5, is about 15 miles to the north. Gatwick Airport is just over 15 miles.



Cowden, Edenbridge, Kent

Approximate Gross Internal Area = 494.7 sq m / 5325 sq ft
 (Including Reduced Headroom)
 Cellar = 36.6 sq m / 394 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Boiler Room = 4 sq m / 43 sq ft
 Total = 562.5 sq m / 6055 sq ft



Cellar

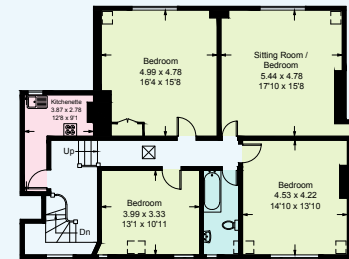
= Reduced headroom below 1.5m / 5'0"



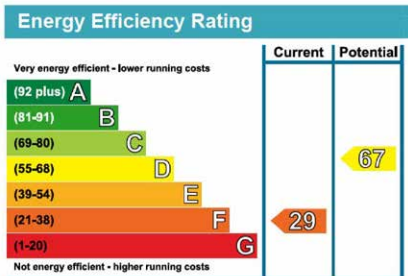
Ground Floor



First Floor



Second Floor



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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

