



Lambert & Foster



CHURCH STREET, COWDEN 2 CHURCH STREET, COWDEN, KENT, TN8 7JE

A three-bedroom unlisted family home situated in the heart of the popular village of Cowden. This charming property has a wealth of character features including exposed beams and wooden flooring. Set over four floors, the property features a modern extension housing the kitchen as well as a well-proportioned private garden and a tanked cellar/utility room.

GUIDE PRICE £575,000 - £595,000

FREEHOLD



CHURCH STREET, COWDEN

2 CHURCH STREET, COWDEN, KENT, TN8 7JE

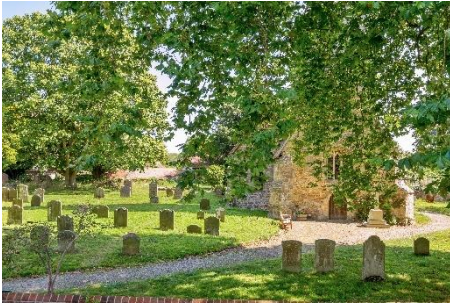
Lambert & Foster are delighted to present to the market for the first time in nearly 40 years this charming character family home in an enviable tucked away position in the heart of the popular village of Cowden opposite a beautiful 12th Century church.

The property, which has 1155 square feet of internal space and is believed to date to the 16th Century, is set over four floors and includes, on the ground floor, a kitchen, dining room and sitting room. On the first floor you find two bedrooms and a family bathroom while on the second floor there is a further bedroom and a study. On the lower ground floor is a large, tanked cellar which is also used a utility room.

Entering the house from the rear across a charming communal courtyard you are greeted by a dining room with pine floorboards and ample room for a family dining table. Adjacent to the dining room is the kitchen which features modern appliances and bespoke wall and floor cabinets and tiled flooring. From the dining room you enter the cosy sitting room with a log burning stove. Stairs from the dining room take you down to the cellar and up to the first and seconds floors.

The property has a large private garden and there is ample on-street parking adjacent to the property.

- **Three bedrooms**
- **Tanked cellar/utility room**
- **Character features**
- **Private garden**
- **Village location**



SITUATION

Located in the heart of the popular village of Cowden yet in an enviable tucked away position this wonderful property is superbly positioned. The house is ideal for those seeking a village location but with convenient nearby train links and access to larger towns.

DIRECTIONS

WHAT3WORDS: SALAD.TRIP.INVITE

POSTCODE: TN8 7JE

GARDENS & GROUNDS

Across the communal brick paved courtyard and slightly detached from the house is a wonderful private garden of good proportions, with a greenhouse and a shed, featuring a variety of mature trees and shrubs and borders. This private and secluded space is an ideal spot to relax and unwind and to entertain.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

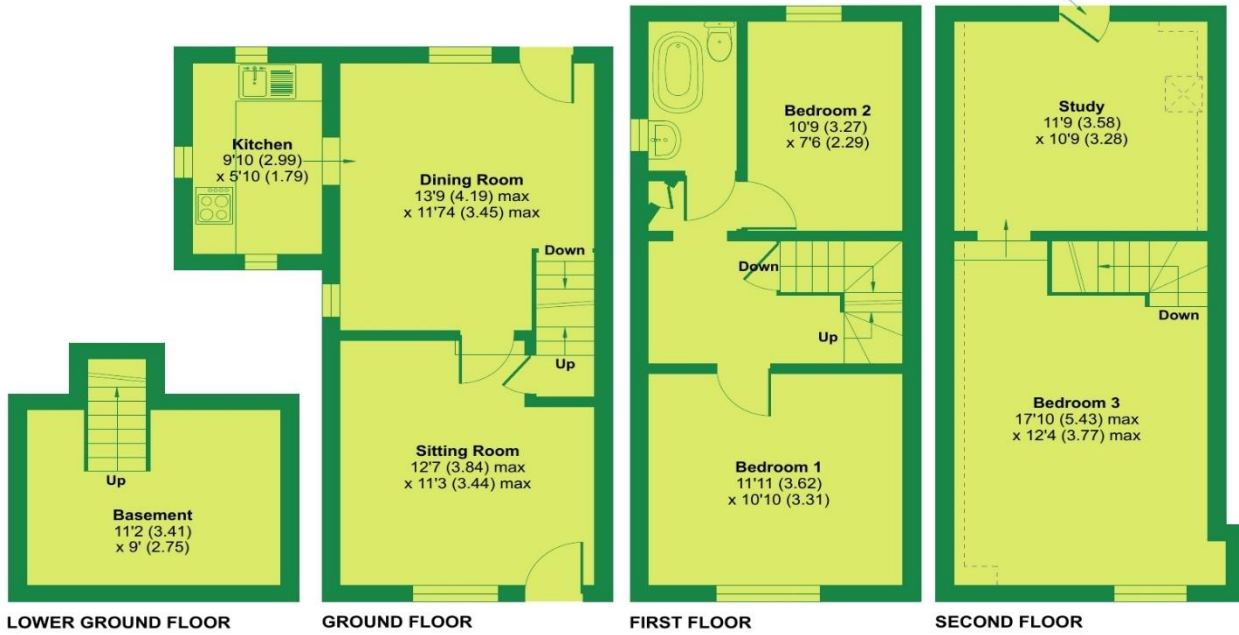
2 Church Street, Cowden, Edenbridge, TN8 7JE

Approximate Area = 1134 sq ft / 105.3 sq m
 Limited Use Area(s) = 21 sq ft / 2 sq m
 Total = 1155 sq ft / 107.3 sq m
 For identification only - Not to scale



Denotes restricted head height

Access To Eaves



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2024. Produced for Lambert and Foster Ltd. REF: 1168397

VIEWING: By appointment only.
Sussex Office: 01435 873999.

LOCAL AUTHORITY: www.sevenoaks.gov.uk

TENURE: Freehold

COUNCIL TAX: Band E **EPC:** F (28)

SERVICES & UTILITIES:

COVENANTS: None

Electricity supply: Mains

FLOOD & EROSION RISK:

Water supply: Mains

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

Sewerage: Mains

CONSTRUCTION TYPE: Brick elevations and tiled roof

Heating: Oil

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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