



## Chantlers Mead, Edenbridge

**Offers Over £400,000** Freehold

**UNDER OFFER**

Chantlers Mead, Cowden TN8

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Beautifully finished two-bedroom semi-detached home situated in the heart of the much sought after village of Cowden, close to the recreation ground, village pub, church and open countryside. Recently renovated throughout, with double aspect reception room overlooking the garden. Two bedrooms, family bathroom, kitchen, reception room, dining room and a lovely bright private garden backing onto open countryside. The property has the potential to extend subject to the necessary planning consents.

- Two bedroom semi-detached property
- Private bright garden
- Delightful village location
- London in under 50 minutes by train
- Cowden station 4 minutes drive
- Beautifully presented
- Overlooking open countryside
- Positioned on a no-through road

The property is a fantastic example of a modern home set in a rural location, surrounded by open countryside. The property has a warm and welcoming feeling, with a sense of privacy, overlooking a bright garden. It is positioned on Chantlers Mead, a no-through road, located just off North Street. The property is situated close to the village church, as well as being close to public footpaths and open countryside.

The current owners have refurbished the property over the past few years. The property has had new double glazed windows and doors throughout, brand new electric heating system, new electrics throughout and fitted a brand new kitchen and bathroom. The main reception room is double aspect and opens onto the garden. The newly fitted kitchen overlooks the garden and is open plan to the dining area and utility room.

The first floor consists of two double bedrooms, the master with fitted wardrobes and large cupboard. The second bedroom is of a good size and overlooks the garden with views over open countryside. The bathroom has been recently fitted and has a shower over bath.

To the rear of the property has a bright secure, fully fenced garden and side access. The garden has a patio area ideal for entertaining friends and family. The garden also has the benefit of a timber shed.

#### General Information

Services: Mains Water, Electricity, & Drainage.

Local Authority: Sevenoaks District Council

Tenure: Freehold

Council Tax Band: C

EPC: E 43

Cowden is a small village with an old High Street made up of Grade II listed cottages and houses. The village consists of a church, pub, playing field and pavilion and is surrounded by beautiful countryside. Parts of the parish straddle the river which forms the border with East Sussex and Surrey where the three counties meet.

Shopping, pubs, restaurants and leisure facilities are available in the nearby towns, and there is a good selection of schools in the surrounding area.

Edenbridge Town - 5 miles

Gatwick International Airport – 15 miles

East Grinstead – 6 miles

Tunbridge Wells – 9 miles

Two Golf Courses – Sweetwoods & Holtye



Viewing by appointment only through LeGrys

Council Tax Band: C  
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden



Floorplan 1

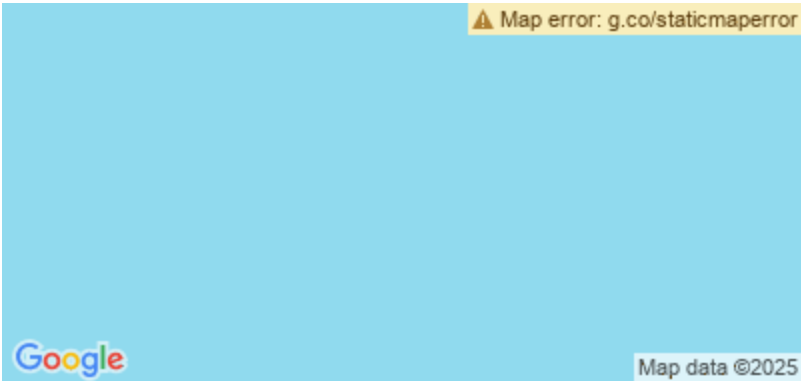


**Ground Floor**  
Floor area 44.0 sq.m. (473 sq.ft.) approx



**First Floor**  
Floor area 33.9 sq.m. (365 sq.ft.) approx

Total floor area 77.9 sq.m. (839 sq.ft.) approx  
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyUSA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		

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