



The Mead, Priors Way, Edenbridge

Offers Over £550,000 Freehold

Four-bedroom semi-detached family home situated in the heart of the much sought after village of Cowden, surrounded by open countryside and plenty of walks and only 1.3 miles from Cowden mainline train station with direct line to London Bridge. The property is set over three storeys.

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Four-bedroom semi-detached family home situated in the heart of the much sought after village of Cowden, surrounded by open countryside and plenty of walks and only 1.3 miles from Cowden mainline train station with direct line to London Bridge. The property is set over three storeys and has 4 reception rooms, 4 bedrooms, 1 family bathroom and 1 en-suite with plenty of storage throughout.

- Four-bedroom family home
- Set over three floors
- Four reception rooms
- Private garden
- Open fireplace
- Delightful village location
- Within the Cowden conservation area
- London in under 50 minutes
- Kitchen breakfast room
- Ample secure parking

This lovely home has been finished beautifully throughout and has a warm and welcoming feeling, with a sense of privacy. The property is set over three storeys, with cosy living room with open fireplace, kitchen breakfast room, children's playroom, conservatory and downstairs wc. The first floor has three bedrooms and a family bathroom. The second floor has a spectacularly bright bedroom and ensuite shower room. Lovely rear garden with timber garden shed and green house, as well as an Indian Stone terrace ideal for enjoying the sun shine and outside dining.

The property is situated close to a plethora of walks in open countryside and only a short distance from village pubs, Cowden village Church and hall and Cowden mainline train station.

This lovely property sits on the edge of a rural position with views over open countryside from the first and second floors.

The property would make a wonderful family home in a tucked away location. An early viewing is highly recommended in order to appreciate the overall appeal, size of the property and stunning rural feel.

The kitchen breakfast room has been recently fitted with a good range of wall and base units and drawers under worktops and a gas range cooker. The ground floor has a beautifully finished large entrance hall, the ground floor also has the benefit of a separate children's playroom or home office and downstairs WC. The conservatory is constructed from a dwarf brick wall and glazed uppers, giving a complete vista of the garden and perfect as a formal dining room.

The first floor is made up of three bedrooms, a family bathroom and stairs to the second floor, the bedrooms are all of a good size and have the benefit of views over the gardens and open countryside and built in storage.

The second floor has the fourth bedroom and en-suite shower room.

General Information

Services: Mains Water, Electricity, & Drainage. Private Gas.

Local Authority: Sevenoaks District Council

Tenure: Freehold

Council Tax Band: E

EPC: C 71

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

Tenure: Freehold



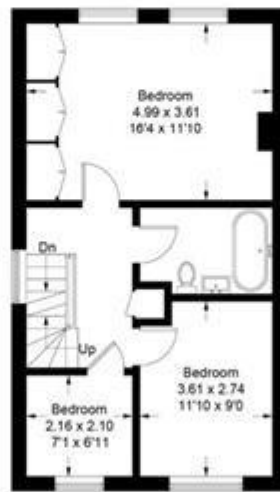


= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft



Ground Floor



First Floor



Second Floor

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. (ID1170607)
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