



Cowden, Kent

Private  
Estates 

Prime Property from Robert Leech Estate Agents



**A charming 2 bedroom cottage in private mews with open bay garage and an attractive south-westerly facing rear garden, with views over the village croft. Central London just 30 miles.**

The cottage was built in the mid 1980's, backing on to the village green, where cricket is playing in the summer months. There is the benefit of double glazed windows, gas fired central heating (LPG) and generous inbuilt cupboard space.

Downstairs there is a cloakroom and living room with brick fireplace. The fitted kitchen has a new induction hob and oven, dishwasher, and freezer. Upstairs, there are 2 double bedrooms, bathroom, and a separate shower room.

Outside, the pretty courtyard garden has views over the village croft. The open bay garage gives one parking space. There is additional visitors parking.

There is a maintenance charge for the upkeep of the communal areas which is currently £250 per annum (2023-2024).

**SERVICES**

Mains electricity, water and drainage.

Liquid Propane Gas, separately metered for each property.

**Freehold**

Council Tax Band E

NB: the vendor is affiliated with Robert Leech Estate Agents. Further information is available.



4 miles  
Edenbridge



1 mile  
Cowden  
station



15 miles  
Gatwick



LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

OXTED  
72 Station Road East, Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457






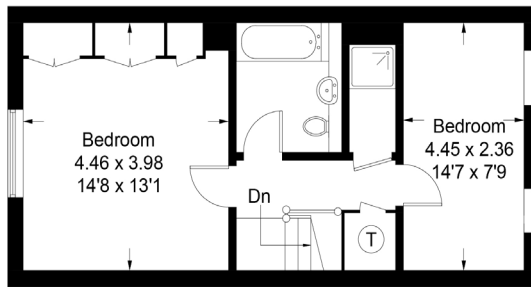
## LOCATION

The property is nestled in the picturesque village of Cowden - with St Mary's Church, village hall, and 'The Fountain' public house. Cowden station provides a direct service to London Bridge. Local facilities, including Waitrose, can be found at Edenbridge which is about 4 miles away. More comprehensive facilities are situated in East Grinstead and Royal Tunbridge Wells, both of which have mainline stations. Central London is just 30 miles and for the international traveller, Gatwick Airport is about 15 miles distant.

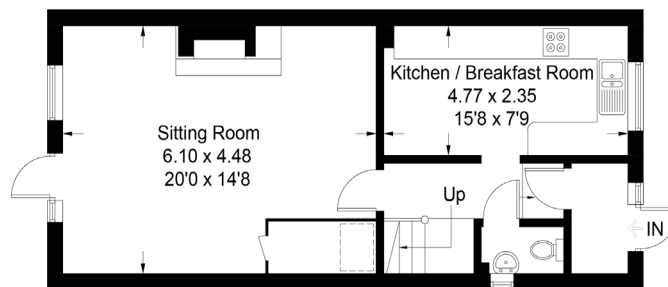


Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft

 = Reduced headroom below 1.5m / 5'0"

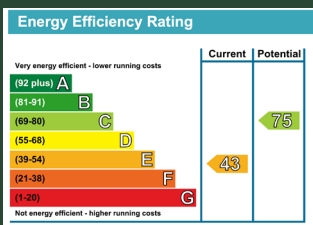


**First Floor**



**Ground 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. (ID418573)  
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