



# Little Friendly Green

Station Road, Cowden, Edenbridge


**STRUTT  
& PARKER**


BNP PARIBAS GROUP





# A charming five-bedroom country house surrounded by mature gardens and a large pond being a haven for wildlife.


A delightful semi-detached period home in a beautifully peaceful rural setting, surrounded by rolling countryside on the border of Kent and East Sussex. The property offers comfortable, well-presented accommodation with various character features, while outside there are picturesque and extensive gardens and grounds, extending to almost an acre.


**3 RECEPTION ROOMS**


**5 BEDROOMS**


**2 BATHROOMS**


**GARAGE**

**0.9 ACRES**

**FREEHOLD**

**RURAL**

**2323 SQ FT**

**GUIDE PRICE 1,175,000**

## The property

Little Friendly Green is a splendid period home in an idyllic rural setting just outside the village of Cowden, positioned between the sought-after towns of Tunbridge Wells and East Grinstead and within easy reach of Edenbridge. The property offers a flexible layout with three well-presented reception rooms and over 2,300 sq. ft of characterful accommodation arranged across two floors.

The welcoming reception hall, with terracotta floor tiles, leads to three main reception rooms, all overlooking the south-facing gardens. These include a generous sitting room with a brick-built open fireplace, a formal dining room with parquet flooring, brick fireplace and doors to the rear patio, and a versatile study, ideal for home working. All three rooms provide plenty of space in which to relax or entertain, and all with splendid views across the gardens. Also on the ground floor, the kitchen features wooden units to base and wall level, as well as integrated appliances, including an oven, an induction hob and an extractor hood. The side lobby provides

access to the utility room and the larder, both of which offer valuable additional storage space.

Upstairs there are five well-presented double bedrooms, three of which overlook the rear gardens. These include the principal bedroom with its extensive built-in wardrobes. The first floor also has a family bathroom with an over-bath shower and a heated chrome towel rail, and a separate shower room with a large walk-in shower.

## Outside

A shared lane provides access to the property, with the block-paved driveway at the front providing plenty of parking. Across the lane there is a detached barn (or garage) providing further parking, as well as a studio or garden room and a greenhouse set in a walled garden. The front garden has an area of lawn, bordered by mature trees, while at the rear, the south-facing garden extends to almost 300ft and includes a patio area onto large area of lawn and substantial pond bordered by mature trees and wild hedgerows.









## Location

Cowden is a small rural community with a primary school, parish church, cricket club, and traditional pub, while wider shopping, education, and healthcare facilities can be found in Edenbridge, East Grinstead, Crowborough and Royal Tunbridge Wells. The village lies within the High Weald Area of Outstanding Natural Beauty, surrounded by open countryside, woodland, and a network of footpaths and bridleways. Road links via the B2026 connect to the A264 and A22, giving access to East Grinstead, Tunbridge Wells, and the M25 for routes into London and across the South East. Commuters can access services at Cowden train station for journeys to London Bridge and train services also run from East Grinstead to London Victoria.

## Distances

- Cowden 0.8 miles
- Edenbridge 4.4 miles
- Tonbridge 10 miles
- Sevenoaks 12 miles
- East Grinstead 8.8 miles
- Crowborough 8.9 miles
- Royal Tunbridge Wells 9.5 miles
- London Gatwick Airport 18.8 miles
- Central London 45 miles

## Nearby Stations

- Cowden (8 mins walk)
- East Grinstead

## Key Locations

- River Medway and the Big Bridge
- Tonbridge Castle
- Hadlow Tower
- Haysden Country Park
- Penshurst Place and Gardens
- Tonbridge Racecourse Sportsground

- Tonbridge Museum and Art Gallery
- The Oast Theatre
- EM Forster Theatre
- The Medway Wharf Road
- Greensand Ridge Distillery
- Broadview Gardens
- Tudeley Woods
- Hever Castle

## Nearby Schools

- Lingfield College
- Sevenoaks School
- Sackville School
- Kent College (Pembury)
- Tonbridge School
- Holmewood House School
- Caterham School
- Brambletye School
- Cumnor House School







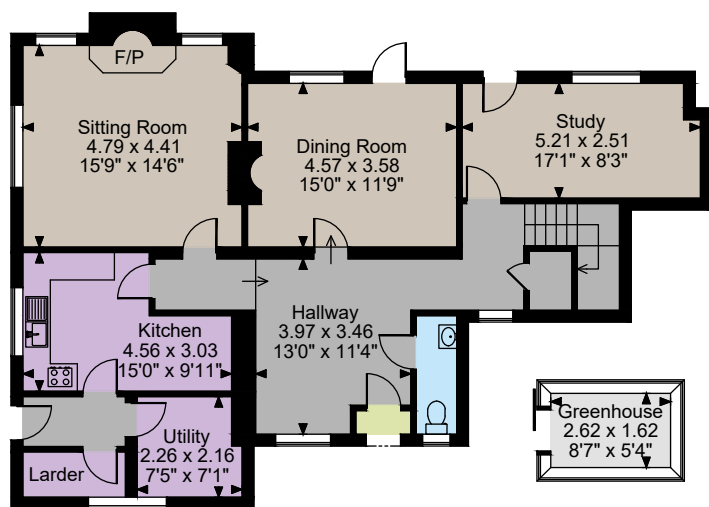




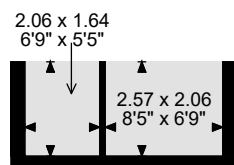




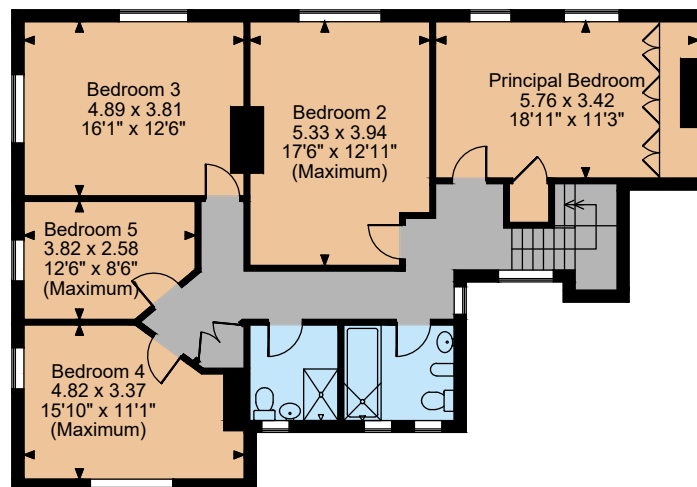
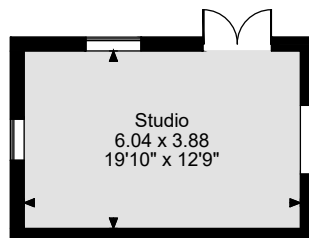




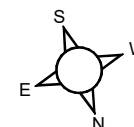
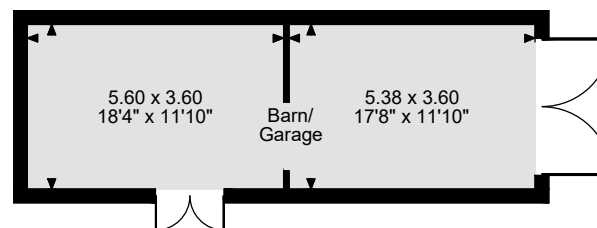
**Ground Floor**



**Log Store**



**First Floor**



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8661650/SS

## Floorplans

House internal area 2323 sq ft (216 sq m)

For identification purposes only.

## Directions

TN8 7DU

what3words: ///rams.deed.maps

brings you to the driveway

## General

Local Authority: Sevenoaks District Council

Services: Mains electricity and water. Private drainage.

(We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: F

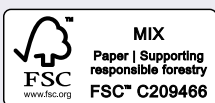
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Sevenoaks

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