



SCARLETTS COTTAGES, HOLTYE ROAD, COWDEN,
EDENBRIDGE

Unique and beautiful cottage in a leafy location in East Sussex.
Versatile space and 3 bedrooms.
Much loved and improved by the current owners with stylish decor and a high specification including smart apps throughout.
Amazing garden with separate office and hot tub.
View to fully appreciate.





If you are looking for a unique property with lots of style this is a must view. The exterior space is remarkable and has been beautifully designed to include various areas for entertaining.

A real country cottage feel with all mod cons.

Space to relax, a sun-room and a separate home office, this home will tick all of your boxes and you can move straight in.

With the added benefit of No Onward Chain, you can really enjoy the summer evenings, entertaining friends and enjoying the gorgeous location. Perfect for dog walks and exploring with children.

Modern kitchen, stunning bathroom, you will immediately feel at home. Porcelain flooring on ground floor and carpeted throughout upstairs.

This house has some excellent addition functions for a very convenient lifestyle, including: All heating (radiators and underfloor heating) controlled by Smart Heating app and controllers

- Outside lights (both lane and garden) are Smart App controlled
- A number of side/table lights are Smart controlled
- Hot Tub is Smart controlled
- Music (Sonos) both in house and in garden, is all App controlled

Smart Plugs (app controlled)

- Alarm, fully controlled both by keypads and apps
- CCTV, accessed via app and screen etc in home.
- Entry system, accessed from app (both at home and remotely) and via screen in kitchen
- House is fully data cabled and has 5 high speed (1GB+) wireless access points covering the whole house, garden and lane.

Vendors Comments:

'We have loved our time at Scarlett's and will be very sad to leave what we once thought would be our forever home. However, with our family expanding, we are relocating to be closer to our loved ones and our new granddaughter.

Scarlett's location is truly special. Nestled in the hamlet of Hammerwood, it sits down a private track, surrounded by woodland and open fields. Scarlett's Lake is just a two-minute walk away, along with many other scenic local walks. Despite the rural setting, commuting to London or Brighton by train is easy.

For amenities, East Grinstead is close by, offering supermarkets, shops, cafés, restaurants, a theatre, and a cinema. Tunbridge Wells is just a 20-minute drive for even more options. The nearby villages of Ashurst Wood and Hartfield, both about five minutes away, boast three excellent butchers and a fantastic farm shop. There are also several charming country pubs within easy reach, serving locally sourced food.



We have always said how lucky we are to live at Scarlett's as we feel we have had the best of both worlds - countryside and town. We live in the quiet of the countryside but have so many options on our doorstep when we want them.'

Take tour with our exclusive 3D VR file and book your in person viewing to fully appreciate his very special house.

OPEN DAY slots available by appointment.

hello@hallwaysproperty.uk

Council Tax Band: C (Wealdon District Council)

Tenure: Freehold

- Open Day 12th April
- 3 Bedrooms
- Cottage in rural location
- No Onward Chain
- Large Conservatory
- Home office and hot tub
- Log Burner in Living Room
- Car Port with electric car charger
- Extensive Landscaped Garden
- Firepit area
- Downstairs cloakroom/w.c
- Surrounded by woodlands
- View by appointment only





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current Potential	
A (92-100)	75	
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		58
F (21-38)		
G (1-20)		

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.

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.