

# CLAYS BARN

COWDEN • EDENBRIDGE







# CLAYS BARN

LUDWELLS LANE • COWDEN • EDENBRIDGE • TN8 7HW

*A beautifully presented Grade II listed converted barn set in 2.7 acres and located in an Area of Outstanding Natural Beauty with stunning views over the surrounding countryside*

Reception hall • Study area • Sitting room • Kitchen/breakfast room • Cinema room • Shower room  
Sauna • Gym • Plant room • Master bedroom with en suite bathroom • 2 further bedrooms • Family bathroom  
Detached triple garage • Dog run • Extensive parking with long driveway • Pond

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House - Gross Internal Area : 262.4 sq.m (2,824 sq.ft.)

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Garage - Gross Internal Area : 70.3 sq.m (756 sq.ft.)

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In all about 2.7 acres

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Cowden 1.5 miles • Edenbridge 3 miles • East Grinstead 5 miles • East Grinstead mainline station 5 miles (London Bridge 1 hour, London Victoria 55 minutes) • Tunbridge Wells 10 miles • Tunbridge Wells mainline station 10 miles (London Bridge 40 minutes, London Charing Cross 45 minutes) • M23 (Junction 10) 9 miles • Gatwick Airport 11 miles  
M25 (junction 6) 12 miles • Sevenoaks 14 miles • (All times and distances are approximate)



**These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page.**



## Situation

- Clays Barn is located in a private rural setting 10 miles from Tunbridge Wells and approximately 5 miles from East Grinstead.
- Junction 10 of the M23 is 9 miles away, and junction 6 of the M25 is 12 miles to the north. Gatwick airport is 11 miles west, and Central London is 32 miles north.
- Sporting and recreational facilities in the area include racing at Lingfield, Plumpton and Fontwell. Golf at Holtye, Royal Ashdown, Lingfield, Hever and Sweetwoods. Sailing and water sports are available at Bough Beech and Weirwood reservoirs, and the south coast is within striking distance.
- Royal Tunbridge Wells and East Grinstead offer a comprehensive range of shopping, recreational and cultural amenities.
- Communications in the area are very good. The property has access to major road and rail routes. The main line station at

East Grinstead offers regular services to the capital, taking approximately 1 hour. [www.southeasternrailway.co.uk](http://www.southeasternrailway.co.uk)

- Brambletye School, East Grinstead; Ashdown House, Forest Row; Cumnor House School, Danehill; Holmewood House School, Tunbridge Wells; Lingfield Notre Dame; St Leonards School, Mayfield; Brighton College, Brighton; Eastbourne College, Eastbourne; Ardingly College, Haywards Heath; Tonbridge School, Tonbridge

## Clays Barn

- Clays Barn is a beautifully presented three storey Grade II listed barn which was converted in 2013.
- It offers well balanced accommodation throughout and an ideal layout to make the most of its setting.
- The front door leads to an elegant galleried entrance/dining hall, with a double height window overlooking the garden and view beyond.

- The bespoke kitchen is fitted with a range of wall and floor mounted units, integrated appliances and a large centre island.
- The sitting room has a large fireplace and a triple aspect.
- The lower ground floor houses a study area, a cinema room, shower room, sauna, gym and plant room.
- An oak staircase leads to the first floor accommodation comprising the master bedroom suite, two further bedrooms and a family bathroom.
- A ground source heat pump provides central heating and hot water at a minimal cost throughout the year.

## Outside

Clays Barn sits centrally in its plot of 2.7 acres and is approached along a gravel drive, leading across a bridge over the pond to a parking area to the side of the house. The property benefits from a

detached triple garage and a large purpose built dog run.  
The garden is laid mostly to lawn, but there is a large pond in the plot which is surrounded by some magnificent oak trees.  
The property enjoys stunning views.

### Viewings

Strictly by prior appointment through the owner's sole agents.

### Local authority

Sevenoaks District Council. Tel: 01732 227000

### Directions

From Tunbridge Wells proceed west on the A264 through Langton Green. On exiting Langton Green turn right remaining on the A264 to East Grinstead. Stay on this road proceeding through Ashurst and Blackham. Turn right at the crossroads with the B2026 (Caravan dealership on the right) and after 2 miles turn left into Spode Lane (signposted Gilridge). After approx. 0.6 mile turn right into a private drive (signposted Private Drive – Polefields, Ludwells Farm, Clays Barn). Follow this road for 0.3 mile and turn right at the sign Ludwells, passing a pair of attached cottages on the left. Continue along the drive past a collection of farm buildings to the 5-bar gate to Clays Barn.

### Services

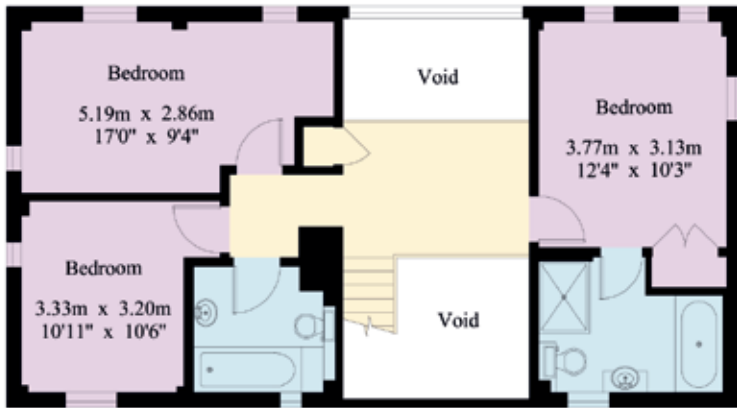
Water - Mains. Heating - Ground source heat pump.  
Electricity - Mains. Drainage – Private (Septic Tank)

The services, including central heating, electrical equipment and all other appliances have not been tested and no warranty can be given that they are in working order even where described in these particulars. Intending purchasers should make their own enquiries of the suppliers of services and make their own arrangements to have appliances tested in order to satisfy themselves that they are in working order.

### Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.





First Floor



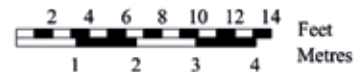
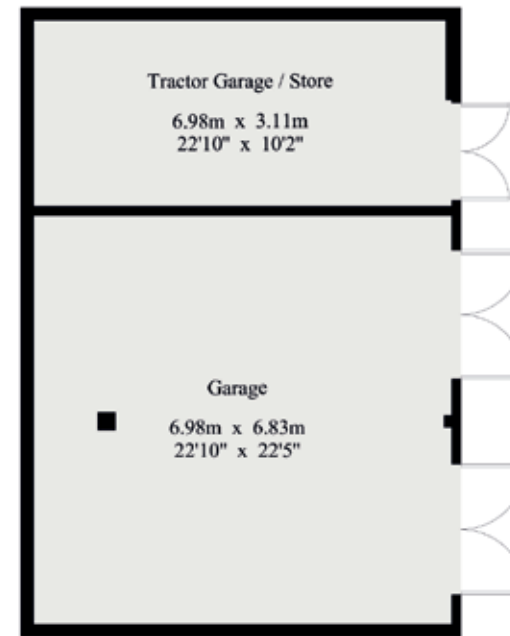
Ground Floor



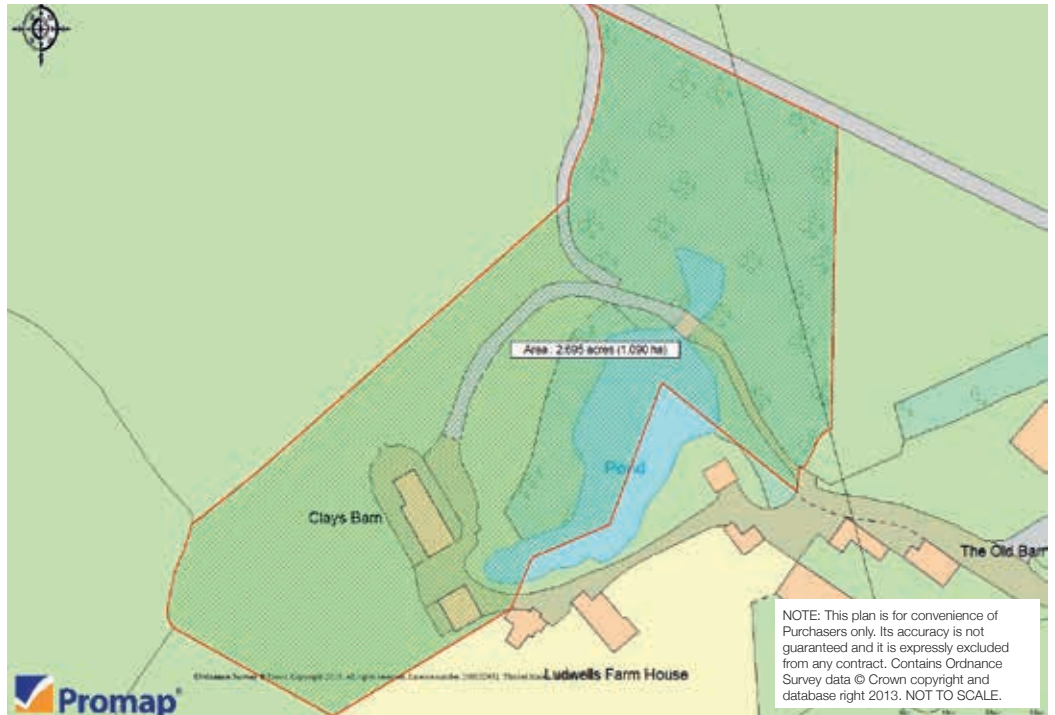
Basement

## Clays Barn

House - Gross Internal Area : 262.4 sq.m (2824 sq.ft.)  
Garage - Gross Internal Area : 70.3 sq.m (756 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





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Energy Efficiency Rating		Current	Potential
Energy efficiency - meter reading point			
100-120 kWh/m <sup>2</sup> /year	A		
81-100 kWh/m <sup>2</sup> /year	B		
61-80 kWh/m <sup>2</sup> /year	C		
41-60 kWh/m <sup>2</sup> /year	D		
21-40 kWh/m <sup>2</sup> /year	E		
1-20 kWh/m <sup>2</sup> /year	F		
0 kWh/m <sup>2</sup> /year	G		
0 kWh/m <sup>2</sup> /year	0		