



Cansiron Wood

Edenbridge

A spacious unlisted farmhouse in a peaceful rural position set in over 100 acres within easy commuting distance to London

Cansiron Wood, Cansiron Lane, Edenbridge, TN8 7EE

Cowden: 1.7 miles (London Charing Cross 53 mins), M25 (J5): 13.5 miles, Tunbridge Wells: 9.7 miles, Gatwick Airport: 14.7 miles, London: 35 miles

Features:

Hall | Drawing room | Dining room | Sitting room | Kitchen/
breakfast room/conservatory | Utility room | Sun room

Library

Principal bedroom suite with bathroom and dressing room

7 Further double bedrooms (4 ensuite) | Family bathroom

Shower room

The Lodge: One bedroom staff flat | Games room | further
bedroom ensuite | Double garage

Indoor swimming pool | Outbuildings | Triple garage

Stables | Gardens and grounds | Paddocks | Woodland

Over 100 acres in all

Including 22.27 acres of shared ownership (ESX126291 - Hammer Wood Conservation Ltd)





The property

Approached via a long private driveway with a gated entrance, Cansiron Wood is a handsome rural residence, offering almost 14,500 sq.ft. The extensive layout provides a wealth of versatility and the potential for myriad functionalities which, in addition to providing a stately family home, might include a multi-generational living environment, a hospitality venue. A grand reception hall, with decorative panelling creates a welcoming sense of arrival on entering this splendid home. The current configuration offers four reception rooms, including an elegant drawing room with feature fireplace, a fine formal dining room and an impressive library. A light-filled open-plan kitchen/breakfast and family room forms a convivial hub, with ancillary space offered by a large laundry room and a separate utility.

The bedroom accommodation is presented across two levels, with two rooms in a tucked-away position on the ground floor adjoined by a family bathroom. On the first floor, there are eight bedrooms, four with en suite facilities, along with the second family bathroom. French doors open to a west-facing balcony from one of the bedrooms, whilst an extensive wrap-around balcony is also accessible from the upper level. Supplemental accommodation is available in the Lodge, currently set out as a one bedroom staff flat on the Ground floor, which is adjoined by a games room above, with an additional bedroom ensuite.

The property benefits from an indoor swimming pool with changing rooms and sauna

Outside

The gardens and grounds at Cansiron Wood are particularly noteworthy with the artful landscaping creating an outdoor sanctuary with privacy and seclusion provided by the surrounding mature woodland. Design details include a formal setting with manicured lengths of hedging, swathes of well-maintained lawn, mature shrubs and majestic mature trees, a timber pergola walkway, a lake and a pond.

Paved terracing offers opportunities for al fresco dining and relaxation just outside the property and the pool house where lounging after a dip in the water can be enjoyed. Beyond the immediate garden are areas of woodland and enclosed paddocks, with one of the outbuildings providing a stable block currently in use for storage. Brick-built pillars mark the access point to the property from the lane, with wrought-iron gates opening to a length of driveway which is edged by mature shrubs and trees and leads to the frontage of the house and the garaging.

Location

The property occupies an idyllic, rural setting, surrounded by woodland and open countryside. Nearby Tunbridge Wells offers a comprehensive range of shopping, eateries and recreational amenities, whilst the smaller town of Edenbridge to the north has a Waitrose store, a leisure centre and sports clubs, and a primary school. Commuters can access services at Cowden train station for journeys to London Bridge and train services also run from East Grinstead to London Victoria. For road-users, there is easy access to Junction 6 of the M25 for links to the major road networks. Well-regarded schooling in the vicinity includes Brambletye, Lingfield College and Michael Hall Steiner School.







Floorplans for Cansiron Wood, Cansiron Lane, Edenbridge

Main House internal area 8,420 sq ft (782 sq m)

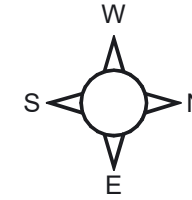
Garages internal area 1,475 sq ft (137 sq m)

Outbuildings internal area 3,884 sq ft (361 sq m)

Lodge internal area 992 sq ft (92 sq m)

Carport external area = 303 sq ft (28 sq m)

Total internal area 14,771 sq ft (1,372 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Directions

From the M25, take the exit at Junction 7 and join the M23. Exit at Junction 10 and follow the A264/Cophthorne Common Road to Felbridge. Turn right onto the A22 and on reaching East Grinstead turn left to join Moat Road and continue along the A264 for approximately 4.7 miles. Turn right onto Cansiron Lane where the property is on the right.

General Information

Local Authority

Wealden District Council

Services

Cansiron Wood:
Private Drainage
Mains Water and Electricity
Heating - LPG

The Lodge:
Private Drainage
Mains Water and Electricity
Heating - Oil fired central heating

EPC Ratings

Cansiron Wood: E
The Lodge: C

Council Tax

Cansiron Wood Band G

Rights of Way:

There are some private rights of way crossing the land, for further details please refer to the agents.

Tenure

Freehold

Fixtures and Fittings

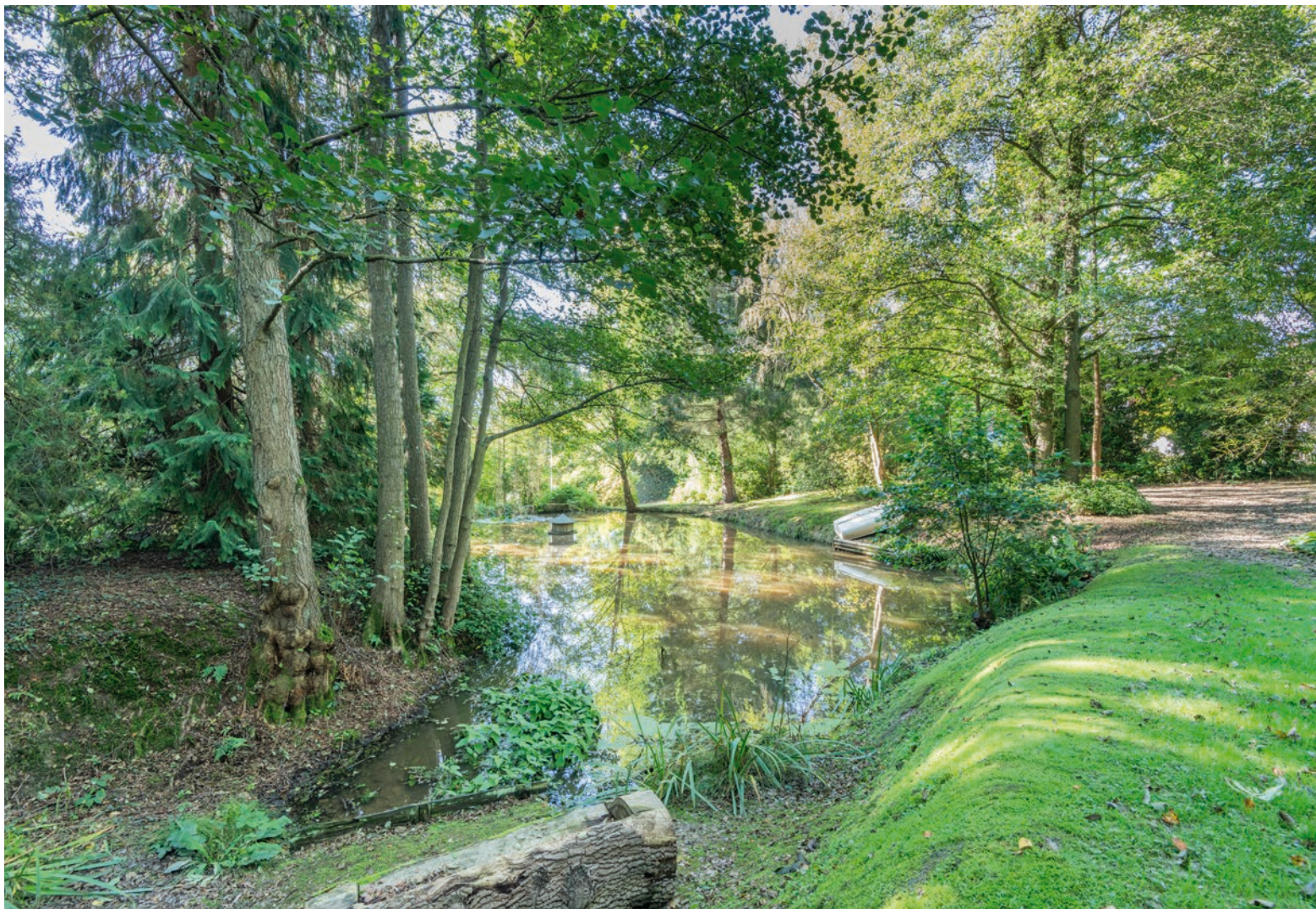
All fixtures and fittings, whether mentioned in these particulars or not are specifically excluded from the sale.

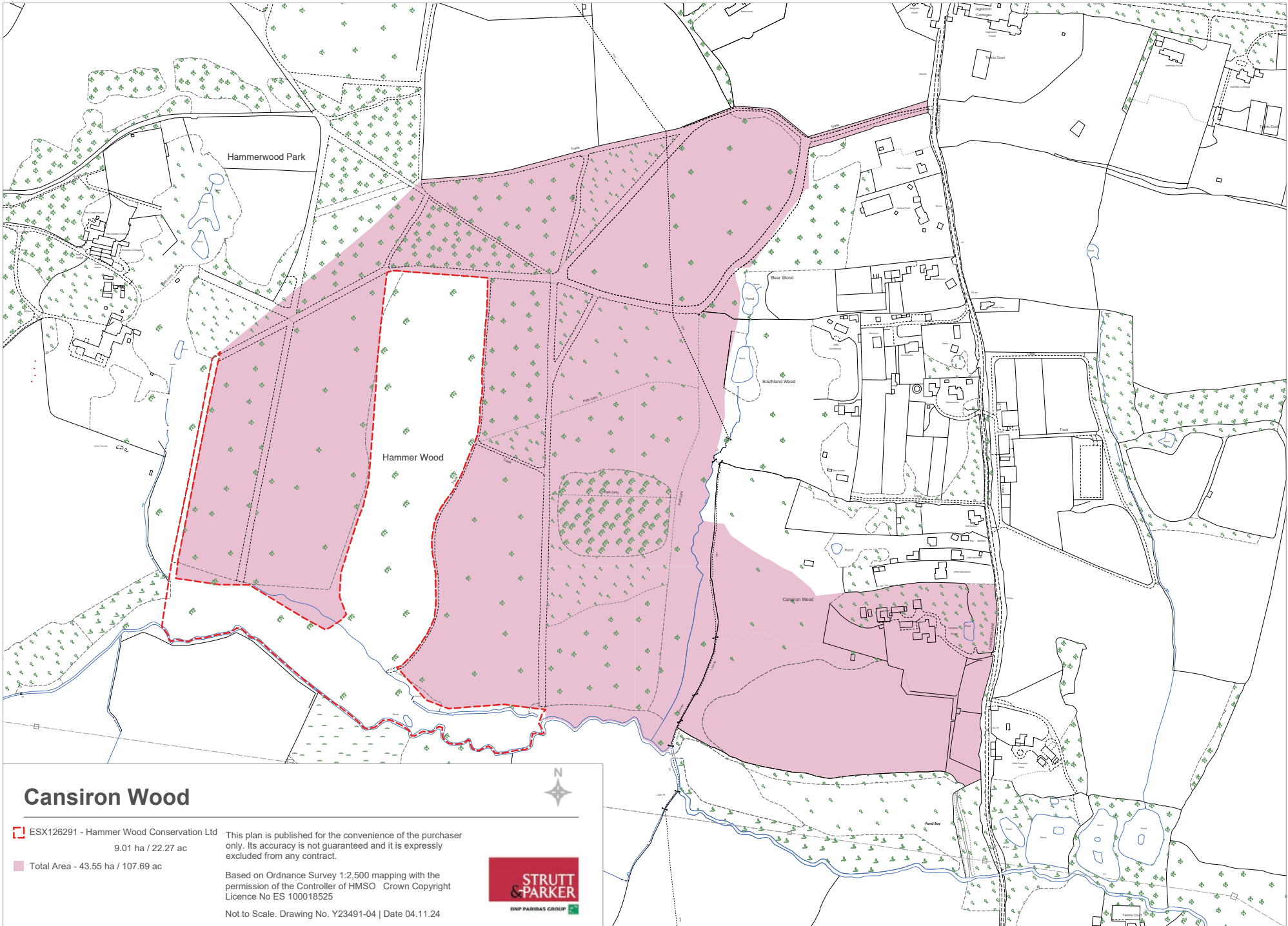
Wayleaves and easements

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

Guide Price

£3,750,000





Cansiron Wood



ESX126291 - Hammer Wood Conservation Ltd
9.01 ha / 22.27 ac

■ Total Area - 43.55 ha / 107.69 ac

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