



Wendell Cottage

Monks Lane, Wadhurst, East Sussex

An attractive 3-bedroom attached period cottage, which benefits from period features throughout and from being situated in a convenient semi-rural location overlooking the cricket green and within easy reach of amenities.

Guide price £450,000 - £475,000 Freehold

Situation: The property is situated in an Area of Outstanding Natural Beauty on a lane in Cousley Wood, a small hamlet approximately 2 miles from the much sought after village of Wadhurst. The property enjoys a lovely outlook to the front over the cricket green and surrounding countryside and lies approximately 2 miles from the centre of the village with its bustling High Street which offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, bookshop, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is under 2½ miles distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: Wendell Cottage is an end of terrace period cottage dating from the 17th Century with attractive tile-hung and painted brick external elevations beneath a tiled roof and double-glazed windows (part). The property has an abundance of exposed beams and period features and provides spacious accommodation over three floors of approximately 1,087sq.ft. 101sq.m, with the benefit of being unlisted and having off road parking and two single garages.

The accommodation includes on the ground floor: a double aspect sitting room which extends to 18'10 and has a pretty open fireplace with an exposed brick chimney breast and exposed ceiling timbers. Doors lead to a dining room with a window to front, a further fireplace and exposed beams, and to a galley kitchen, which extends to 21'6 and is fitted with a range of shaker style wall and base units and has a stable door leading out to garden and parking area. At the end of the kitchen there is a cloakroom/wc. On the first floor there are two double bedrooms and a bathroom and on the second floor is a further double bedroom with a vaulted ceiling and exposed beams.

Outside, to the front of the property is a small area of garden enclosed with a picket fence leading to Monks Lane. The property is approached over a shared driveway, which leads to the parking for the cottage and two single garages with up and over doors and power connected. A gate from the parking area leads to the garden, which is terraced and planted with a variety of cottage plants and enjoys a west facing aspect.

Services: Mains water and electricity. Gas central heating. Shared private drainage.

Local Authority: Wealden District Council (01892) 653311

Council Tax Band: E (£2,827.44 per annum)

Current EPC Rating: F

Property address: Wendell Cottage, Monks Lane, Wadhurst, East Sussex TN5 6EN



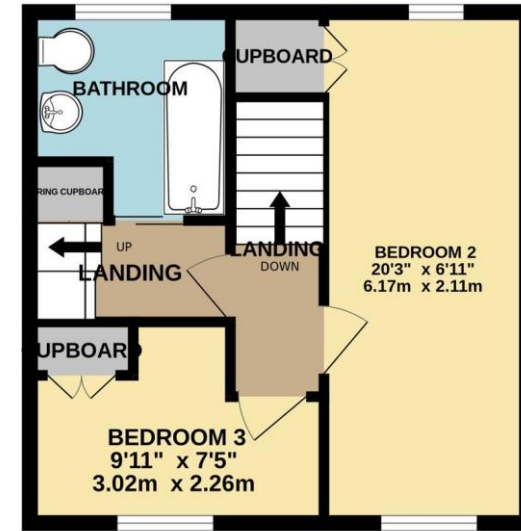


Approximate internal floor area: 1,087 sq.ft (101 sq.m)

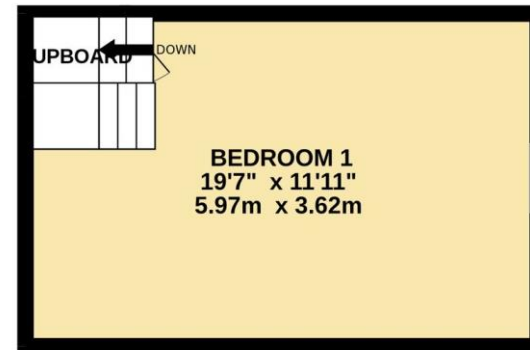
This plan is not drawn to scale and is for layout guidance only



First floor



Second floor



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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