



**Badgers**

Birchetts Green, Wadhurst, East Sussex

## Badgers

Birchetts Green  
Wadhurst  
East Sussex  
TN5 6HS

- 4,927 sq.ft (122.5 sq.m) including outbuildings and garage
- Entrance hall
- Drawing room
- Sitting room
- Dining room
- Family room
- Study
- Kitchen/breakfast room
- Utility room
- Two cloakrooms
- Six bedrooms
- Two shower rooms
- Bathroom
- Sauna room
- Swimming pool
- Tennis court
- Various outbuildings including a summer house, workshop, pool house, office/study/games room
- Mature landscaped gardens & grounds including paddocks of 5.5 acres
- Garage

A very pretty period country house situated in an exceptional location close to Bewl Water, with wonderful far reaching views and gardens and grounds of approximately 5.5 acres.

**Situation:** Badgers is situated in a stunning position off a quiet lane close to Bewl Water and the villages of Wadhurst and Ticehurst, in an Area of Outstanding Natural Beauty. The property benefits from a wonderful rural setting, whilst only being 2 ½ miles from Wadhurst, which was named the best place to live in the UK in 2023 by The Times and The Sunday Times. Wadhurst High Street offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, pharmacy, bookshop, florist, off licence, public houses, as well as a doctor's surgery, and dentist. Ticehurst is 3 miles distant and also offers a good range of amenities including a post office, a village store and an award winning public house.

There is an excellent choice of schools in the area, in both the state and private sectors, including Wadhurst Primary, Sacred Heart School and the well-regarded Uplands Community College and Sports Centre in Wadhurst. Other schools in the area include primary schools in Ticehurst, Lamberhurst and Frant and Skippers Hill, The Mead, Rose Hill, Holmewood House, Marlborough House and St Ronan's prep schools with senior schools including Tonbridge, Mayfield, Claremont and Bede's.

For the commuter, Wadhurst mainline station is 4 miles distant and provides a regular service to London Charing Cross/Cannon Street in an hour. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is approximately 40 miles to the west, the Eurotunnel terminal at Folkestone is approximately 45 miles to the east and central London is approximately 50 miles away. The regional centre of Tunbridge Wells is 9 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres.

Bewl Water Reservoir, reputedly the largest area of inland water in the South East, is within walking distance and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

**Description:** Badgers is a wonderful unlisted country home dating back to the 1500's with later additions. Originally two cottages, the property has been converted into one dwelling by the current owner, offering light, spacious and versatile family accommodation, which is well presented, with good ceiling heights and a wealth of character features throughout, including some lovely exposed beams and original fireplaces, and exceptional countryside views can be enjoyed from most of the rooms.

The gardens and grounds, which extend to approximately 5.5 acres, are a real feature of the property. The house is approached over a long gravelled driveway leading to a garage and parking area. Expansive areas of lawn with beautiful borders of mature plants and shrubs surround the house with stunning far reaching views over the surrounding countryside. Terracing to the rear of the house provides an idyllic setting for alfresco dining and for enjoying the gardens and the views beyond.

The delightful gardens are divided into various areas including a lovely enclosed garden with a seating area and flower beds and some less formal areas. There is a swimming pool with terracing, a hard tennis court and a vegetable garden. The various outbuildings include a summer house, pool house, workshop and an office/study/games room.

In addition to the formal gardens there are two fenced paddocks, one having a raised deck platform from which there is a view of Bewl Water.

**Services:** Mains water and electricity. Oil fired central heating. Private drainage.

**Local Authority:** Rother District Council (01424 787878)

**Current council tax band:** H

**Current EPC Rating:** E

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Approximate Gross Internal Area = 335.3 sq m / 3609 sq ft  
 Outbuilding = 122.5 sq m / 1318 sq ft  
 Total = 457.8 sq m / 4927 sq ft (Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. (ID985362)

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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)