



Durrants Cottage
Free Heath Road, Hook Green

A very pretty and beautifully presented 4-bedroom detached period cottage set in delightful gardens of approximately 0.6 acres, situated in a quiet rural position with wonderful views yet within easy reach of amenities.

Guide price £1,350,000 Freehold



Situation: The property is situated in a quiet and rural position in Kent, on the border with East Sussex. It is located off a small lane bordering open countryside and within a short stroll of a popular local public house. Lamberhurst village is 2 miles away with its primary school, doctor's surgery, corner shop, café and public houses. Wadhurst village is also close nearby offering a wider range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Academy secondary school and Sports Centre. Tunbridge Wells is 6 miles distant and provides a comprehensive range of facilities including The Pantiles, cinema complex and theatres, as well as excellent schooling including Tunbridge Wells Girls' Grammar School, Tunbridge Wells Grammar School for Boys and The Skinners' school, which can be reached by bus from a nearby bus-stop a short walk away.

For the commuter, Frant mainline station is only a 5-minute drive away straight down the Bayham Road and provides regular services to London Bridge/Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach 2 miles to the north 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 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with the cottage benefiting from excellent local walking and adjoining footpaths; Bewl Water Reservoir and Bedgebury Pinetum and Forest are also within easy reach.

Description: Durrants Cottage is a very pretty detached period cottage - originally a pair of Victorian farm workers cottages dating from the 1800s – and presents attractive tile hung and brick external elevations beneath a tiled roof and new timber double-glazed windows throughout. The cottage has undergone an extensive programme of refurbishment since 2017 including complete remodelling of the interior of the property, the addition of an oak framed garden room and oak entrance porch, a new central heating system including underfloor heating, private drainage system, electrics, bathrooms, kitchen, flooring and internal redecoration.

The property provides immaculately presented accommodation over two floors with much character and charm and enjoys a lovely outlook over its wrap around gardens and surrounding countryside, and benefits from plenty of storage, good natural light and period features throughout.

The accommodation includes: a triple aspect kitchen/dining room which extends to 29ft with slate tiled flooring and underfloor heating, an extensive range of shaker style wall and base units with a breakfast bar, space for a large dining room table and bi-folding doors leading out to the garden; a good-sized sitting room with an open fireplace fitted with a wood burner; a superb vaulted oak framed garden room; a family room; a downstairs cloakroom/shower room; utility area; four double bedrooms – the main bedroom has an ensuite shower room and a wonderful view to the rear – and a large family bathroom with a freestanding bath and a separate shower.

Outside, the property is approached over a gravel driveway leading to an open bay oak framed double garage. The beautiful gardens wrap around the cottage with well-kept lawns and mature flower borders. There are raised vegetable beds, a greenhouse, a large shed and a terrace to the side and rear, ideal for outdoor entertaining. There is an area of paddock beyond the driveway with fruit trees, and the grounds are bordered by open countryside to the rear, with a gate leading out to a public footpath.

Agents' Note: Our Vendors have informed us there are restrictions regarding development on the adjoining paddock and driveway entrance.

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Electric car charging point. Fibre to the property broadband.

Current EPC Rating: D

Local Authority: Tunbridge Wells Borough Council (01892) 526121

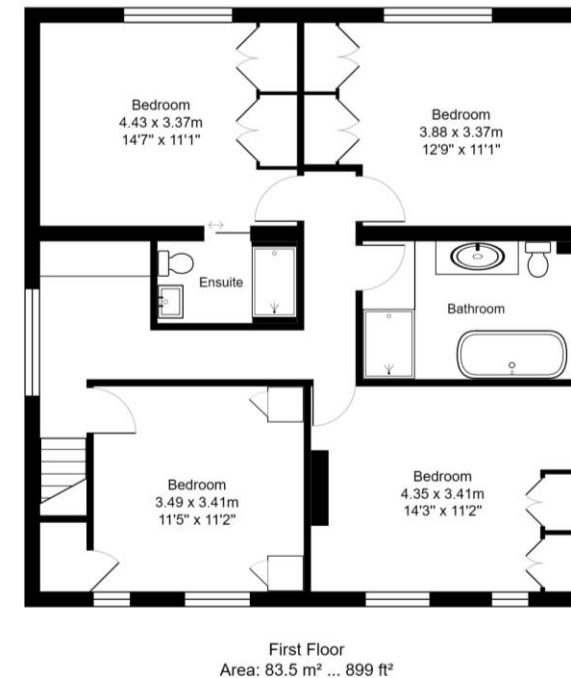
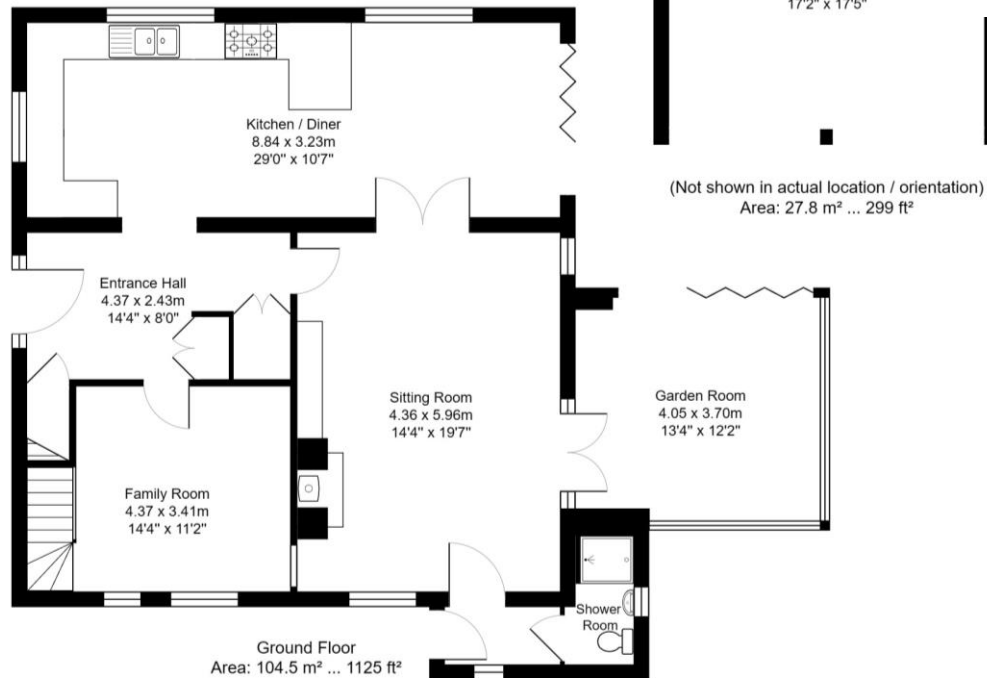
Council Tax Band: F (2025/26 - £3,310)

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Durrants Cottage, Free Heath Road, Hook Green,
Tunbridge Wells TN3 8LL



Total Area: 215.8 m² ... 2323 ft²
All measurements are approximate and for display purposes only.



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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