



Beaver Cottage

Cousley Wood, Wadhurst
East Sussex

A delightful Grade II listed tile hung semi detached period cottage, situated in a wonderful tucked away location on a quiet no through lane, within walking distance of Bewl Water Reservoir on the outskirts of Wadhurst.

Guide price £675,000 Freehold

Situation:

Beaver Cottage is situated off a private no through lane in a wonderful semi rural location on the outskirts of Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times, in the sought after hamlet of Cousley Wood with its popular inn, The Old Vine, and is within a mile of Bewl Water Reservoir. Wadhurst High Street is approximately 1½ miles distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, bank, 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. The A21 is also within easy reach and links with the M25 and the regional centre of Tunbridge Wells is about 6 miles away 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:

The property is a very pretty Grade II listed tile hung semi detached cottage, providing well presented and versatile accommodation, that has been much improved by the current owner, including an excellent kitchen/breakfast room extension, a new bathroom and shower room and an oak framed double garage with accommodation above, benefiting from period features throughout, including an abundance of wonderful exposed timbers.

The property has attractive external elevations of brick and tile hanging beneath a tiled roof and benefits from large south facing gardens with views over surrounding countryside towards Bewl Water Reservoir.

Arranged over three floors the accommodation includes on the ground floor; a good-sized sitting/dining room with a feature fireplace, a beautifully appointed David Haugh hand made kitchen with integrated appliances and french doors leading to the garden, a breakfast room, a utility room, and a shower/cloakroom. On the first floor there is a double bedroom with fitted cupboards and a well appointed family bathroom with a freestanding roll top bath which benefits from views over the surrounding countryside. On the second floor there is a further double bedroom which has a vaulted ceiling and lovely exposed timbers, with a fitted cupboard and eaves storage which also benefits from views over the surrounding countryside.

Outside there is a small area of garden to the front with a path leading to the front door. There is a side gate and a five bar gate with a drive leading to a double garage with ample off road parking for several cars. To the side of the double garage stairs lead up to a small balcony where far reaching views can be enjoyed towards Bewl Water Reservoir, and a door leads to a good-sized bedroom/office and an en-suite shower room. There is also a large area of hard standing behind the garage and a good-sized shed.

The large south facing gardens are a real feature of the property. Backing onto open countryside they are mainly laid to lawn with a variety of plants, shrubs and trees. There are various areas of terracing with one large area next to the kitchen which is ideal for outdoor entertaining and for taking in the far reaching views.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Wealden District Council (01892) 653311

EPC Rating: Exempt

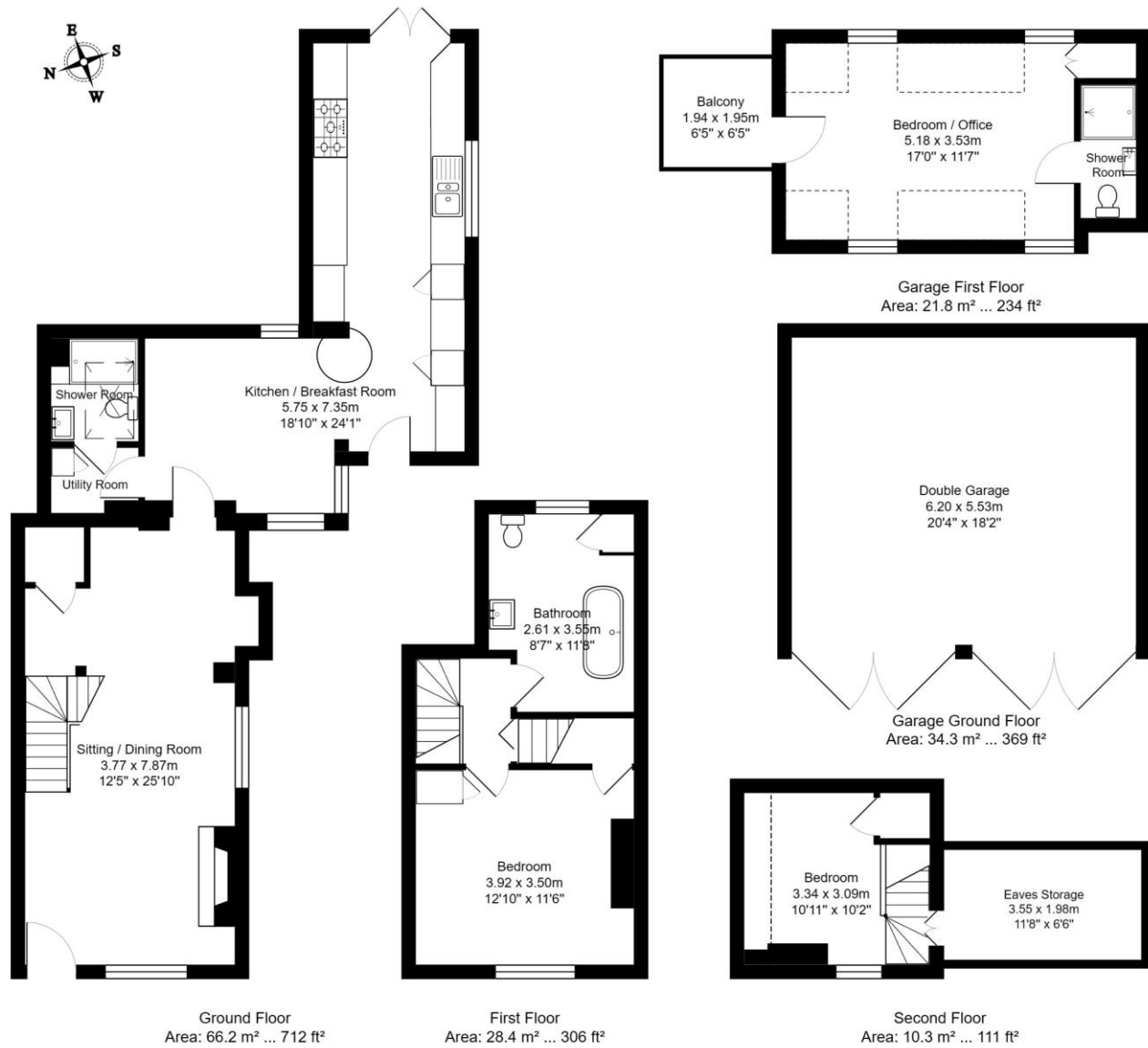
Current council tax band: E (£2,963.04 per annum)

Property address: Beaver Cottage, 1 The Green, Cousley Wood, Wadhurst, East Sussex TN5 6ET



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



Total Area: 160.9 m² ... 1732 ft² (excluding eaves storage, balcony)

Main House 104.9 m² ... 1129 ft²

Garage 56.0 m² ... 603 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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