



The White House

Church Street, Wadhurst, East Sussex



An exceptionally pretty and immaculately presented Grade II listed Georgian cottage, which has been sympathetically and extensively refurbished to a very high standard, situated in the heart of village overlooking the church.

Guide price £650,000 Freehold



Situation: The property is situated in a central position in the sought after village of Wadhurst, voted the best place to live in the UK in 2023, adjacent to the church and within a stone's throw of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, deli, butcher, pharmacy, bookshop, art gallery, 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 approximately 1½ miles distant and provides a regular service to London Charing Cross/Cannon Street in 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 30 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 just 6 miles distant and provides a comprehensive range of amenities including The Pantiles, 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 White House is a very pretty Grade II listed detached Georgian cottage with external elevations of weatherboard beneath a slate tiled roof. The property benefits from some lovely features and from having been thoughtfully refurbished throughout by the current owners in recent years, including rewiring, replumbing, a new combination boiler, redecoration and new wooden floors and floor coverings throughout, overhauling the roof, new sash windows fitted with shutters, a new kitchen, bathroom and shower room, and refurbishment of the cellar to create two excellent storage rooms, which have good ceiling heights, are completely dry and are accessed by an electrically operated hatch from the dining room.

The property provides light and well-proportioned accommodation of approximately 1,180sq.ft/109.67sq.m that is well appointed throughout and includes on the ground floor an entrance porch, a sitting room with an open fireplace fitted with a wood burner and two windows overlooking Church Street towards the village High Street, an elegant dining room with a window overlooking the twitten, another open fireplace fitted with a wood burner and a hatch to the cellar rooms. (The cellar has power and heating and provides excellent storage.) The dining room is open plan to a lovely kitchen that has an extensive range of wall and base units with Corian work surfaces, integrated Bosch appliances, a window overlooking the garden, underfloor heating and a door leading to the rear lobby, which has a utility cupboard, a well-appointed shower room/WC and door leading out to the garden. From the sitting room stairs lead to the first floor where there are three bedrooms (two doubles and a single), with the two main bedrooms both have built in wardrobes, and there is also a well-appointed bathroom with underfloor heating.

Outside, to the front of the property there is a small walled flower bed planted with mature shrubs and bordered with iron railings. The private rear cottage garden is south east facing with a terrace, ideal for outdoor entertaining, a gate leading out to the twitten, and raised brick beds planted with a variety of shrubs and flowering plants including clematis, roses and hydrangea.

EPC rating: Exempt

Services: Mains water and electricity. Gas central heating

Local authority: Wealden District Council (01892) 653311

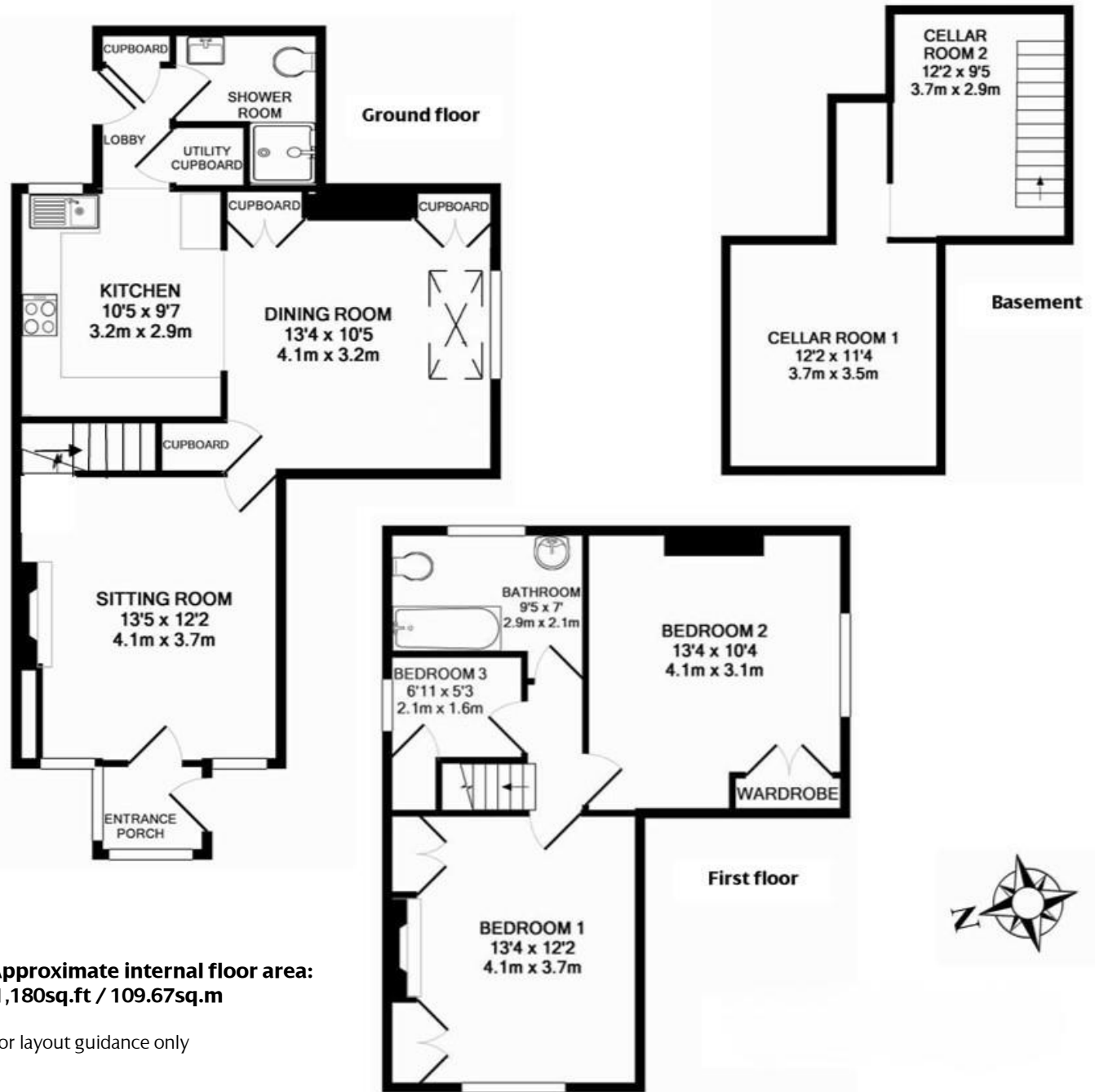
Council Tax Band: E (2024/25 - £2,963.04)

Property address: The White House, Church Street, Wadhurst, East Sussex TN5 6AR



01892 786720 www.greenlizardhomes.co.uk

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



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