



3 Quarry Cottages

Cousley Wood, Wadhurst
East Sussex

A charming and well presented 2 double bedroom Grade II listed terraced 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 £435,000 Freehold

Situation:

3 Quarry Cottages 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 charming Grade II listed mid terrace period cottage, providing a well presented and characterful living space, that has some lovely features including an inglenook fireplace with a wood burner, exposed timbers and wooden floors in the sitting room and dining room, and benefits from a spacious outside office.

The property has attractive external elevations of brick and render beneath a tiled roof and a real feature of the property are the wonderful landscaped gardens that have been lovingly created and the direct access to lovely walks to Bewl Water Reservoir.

Arranged over two floors the accommodation includes on the ground floor; an entrance lobby, a good-sized sitting room with an inglenook fireplace with a wood burner, a dining room with two understairs cupboards, a modern kitchen/breakfast room with an extensive range of shaker style wall and base units with solid wood work surfaces, a Belfast sink, a gas range cooker, integrated appliances including a dishwasher and a fridge/freezer, and a door leads out to the rear courtyard garden. On the first floor there is a double bedroom with a fitted wardrobe and a well appointed family shower room. On the second floor there is a further double bedroom with a part vaulted ceiling.

Outside there is a gravel drive with parking for 2 cars and a log store. Steps lead up to a meandering path that leads to the front door. The beautiful landscaped gardens are mainly to the front and they include an abundance of plants, shrubs and specimen trees and an area of lawn. There is a terrace and gravel area which is ideal for outdoor entertaining and for enjoying the gardens and there is an excellent outside office.

To the rear there is a block paved courtyard garden with a number of raised beds and both the front and rear gardens have hedging and fencing on all sides.

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

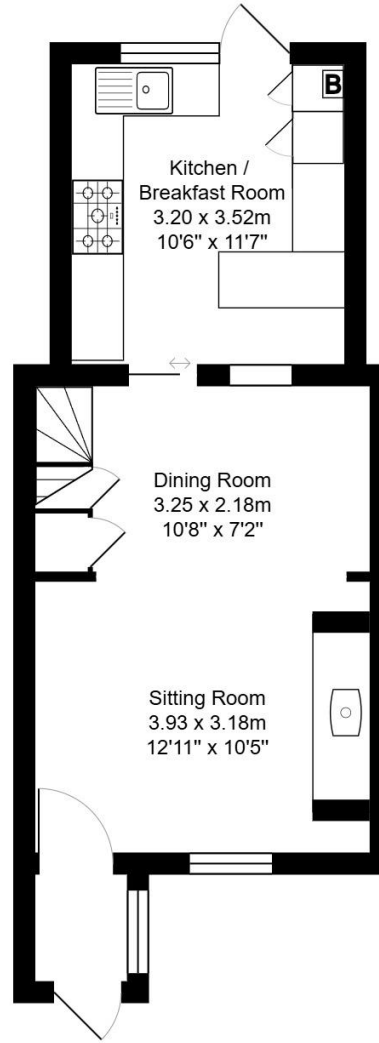
Local Authority: Wealden District Council (01892) 653311

EPC Rating: D

Current council tax band: D (£2,424.30 per annum)

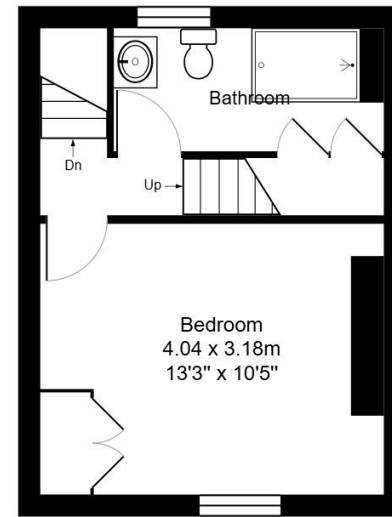
Property address: 3 Quarry Cottages, Cousley Wood, Wadhurst, East Sussex TN5 6EU



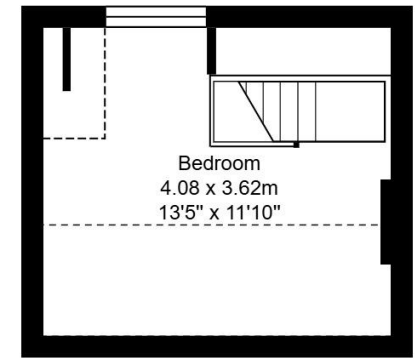


Ground Floor
Area: 35.3 m² ... 380 ft²

Total Area: 72.1 m² ... 776 ft²
All measurements are approximate and for display purposes only.



First Floor
Area: 22.1 m² ... 238 ft²



Second Floor
Area: 14.8 m² ... 159 ft²

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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