



The Cottage
Tidebrook, Wadhurst
East Sussex

An exceptionally pretty 4-bedroom Grade II listed detached cottage, set within ¼ acre with a lovely outlook over adjoining countryside, situated in a rural location in a much sought after hamlet within easy reach of village amenities and the station. NO CHAIN.

Guide price £850,000 Freehold

Situation: The property is situated in a sought-after location between the villages of Wadhurst and Mayfield. Wadhurst was voted the best place to live in the UK in 2023, and its bustling High Street is within 2½ miles and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, café, delicatessen, 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. Mayfield village (just under 3 miles distant) also offers a similarly wide range of amenities including cafés, period Inns, including the renowned Middle House, as well as a tennis club, a primary school and the well-regarded independent school for girls, Mayfield School.

For the commuter, Wadhurst mainline station is approximately 2¾ miles distant and provides a regular service to London Bridge in under an hour. 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 42 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 8½ 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, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, being within easy reach and offering a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: The Cottage is a well-presented Grade II listed detached period home with attractive external elevations of brick and tile hanging beneath a slate roof and a pretty veranda running across the front of the property.

Having been sympathetically extended and improved in recent years, the cottage provides light, spacious and flexible accommodation of approximately 1,527sq.ft/142sq.m arranged over two floors and includes on the ground floor: a spacious entrance lobby with built in storage cupboards and doors leading to a cloakroom and a utility room; a double aspect family room with glazed double doors leading into a good-sized sitting room, which extends to 18'6 and has a lovely Inglenook fireplace fitted with a wood burner, oak bressummer and French doors leading out to the garden; a well-appointed, triple aspect kitchen fitted with an extensive range of shaker style wall and base units, integrated appliances including dishwasher, induction hob with extractor and electric oven. The kitchen is open plan to a dining room which has a wood burner and doors leading to the hall and entrance lobby. On the first floor there are four bedrooms (three doubles and a single), which all enjoy a lovely outlook over the gardens and surrounding countryside. The main bedroom is double aspect with fitted wardrobes and an en suite shower room with power shower. There is also a good-sized family bathroom with a bath and separate shower cubicle.

Outside five bar gates lead to a driveway providing plenty of parking and an excellent oak-framed double garage with two sets of double doors, EV charger and workshop area. Beyond the double garage is a good-sized vegetable/kitchen garden. The remaining gardens wrap around the cottage to the side and the rear and are mainly laid to lawn with flower borders planted with a variety of mature shrubs and trees. There is a large terrace outside the sitting room, a further terrace at the top of the garden, a raised decked seating area with a mature yew to one side. The garden is dog-proof and bordered by post and rail and close board fencing and hedging, and backs onto adjoining countryside.

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

EPC rating: Exempt

Local Authority: Wealden District Council (01892) 653311

Council Band: G (£4,040.51 per annum)

Property address: The Cottage, Tidebrook, Wadhurst, East Sussex TN5 6PA



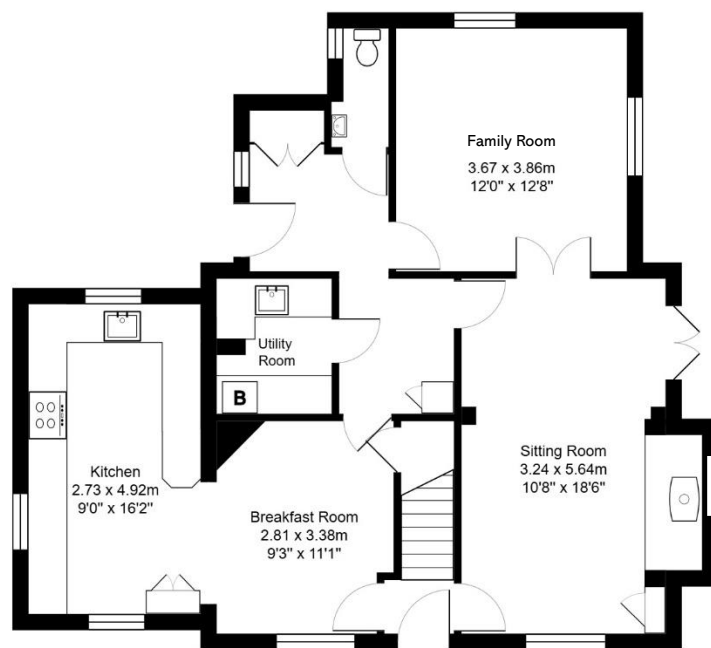
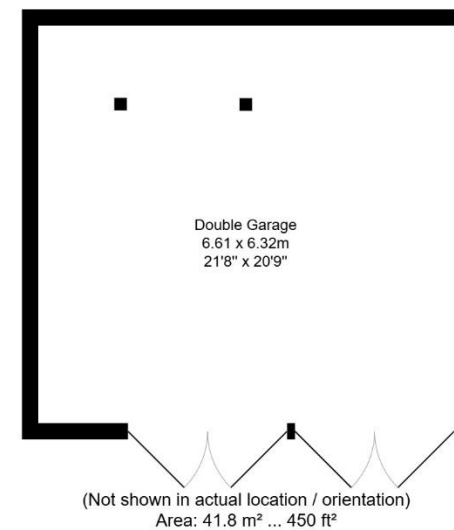
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

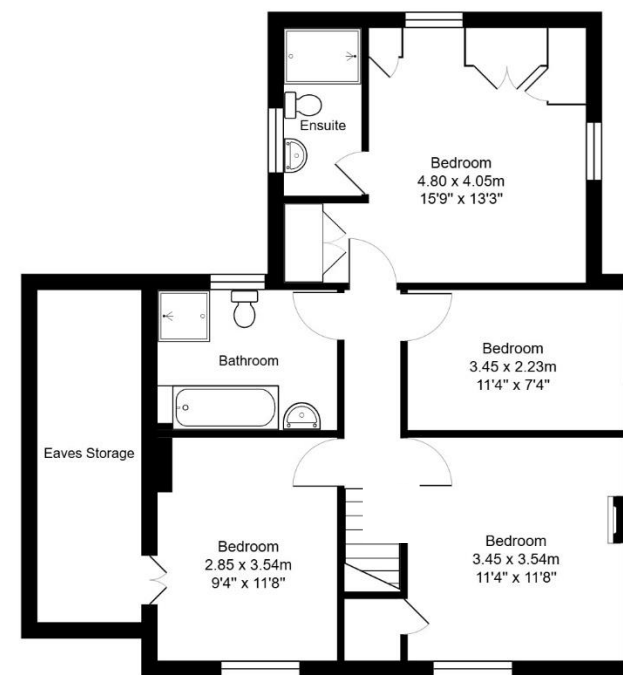


Total Area: 183.6 m² ... 1976 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.



Ground Floor
Area: 78.1 m² ... 841 ft²



First Floor
Area: 63.7 m² ... 686 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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