





An exceptionally pretty 4-bedroom Grade II listed cottage of approximately 2,267sq.ft, set within mature gardens of just under 1¼ acres situated off a small lane in a wonderfully quiet position with rural views over its gardens and surrounding countryside, yet also within easy reach of village amenities and the station.



Situation: The property is situated in an idyllic rural position off a small lane bordering open countryside on the outskirts of the village of Wadhurst, voted the best place to live in the UK in 2023. The High Street which is just 2½ miles distant, offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, 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 about 1¼ miles distant and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over 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 25 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 regional centre of Tunbridge Wells is just 6 miles distant 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, 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: The property is a detached Grade II listed cottage dating from the 1600s and presents most attractive external elevations of brick, tile hanging and weatherboarding beneath a tiled roof and pretty quatrefoil windows and pointed Gothic sash windows. The house was significantly extended in 1972 with an exceptional galleried reception room extending to 22'4 x 22'11, which provides a wonderful entertaining space with a gallery on three sides, an open fireplace and three pairs of French doors, including a very large pair with an attractive arch window leading out to the garden.

The house has been in the same ownership for over 40 years and during this time a lot of care and attention has been given to create a much-loved family home of character and charm. The cottage has some lovely period features, including an abundance of exposed mellow beams, an Inglenook fireplace place, and benefits from good natural light, with many of the rooms being double aspect and enjoying a lovely outlook over its wonderful mature gardens and adjoining countryside.

The accommodation is arranged over two floors and includes an entrance hall with stairs to the first floor and doors leading to the reception room and a good-sized, open plan kitchen/dining sitting room. The kitchen area is 'separated' by exposed vertical timbers and has a range of shaker style wall and base units with granite worksurfaces, lovely brick flooring and two doors leading out to a terrace. The dining/sitting area has exposed floorboards and an attractive Inglenook fireplace. There is plenty of space for a large dining table and seating, and a door leads to the utility room and cloakroom. Outside the kitchen there is a very useful lean-to which runs the length of the reception room and provides useful storage and additional utility space. On the first floor there are four bedrooms (two doubles and two singles) all with built in storage. There is a family bathroom and an ensuite and a door gives access to the gallery, which has built in bookshelves.

Outside, the property is approached over a driveway that sweeps up to the house, where there is plenty of parking leading to the house and studio/office. The beautiful mature gardens are a real feature of the house and extend to just under 1¼ acres, framed with mature trees and a stream on the south and east boundaries, and adjoining open fields on the northern and eastern sides. The gardens have been thoughtfully landscaped and include more formal areas of lawn, flower borders and terraces, and informal areas with paths meandering through a wildflower meadow. There are an abundance of mature shrubs and trees, including a mature oak, with an excellent studio/office with a shower room, kitchenette and a terrace with a pergola clad with a mature vine, and there is also a folly.

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

Local Authority: Wealden District Council (01892) 653311

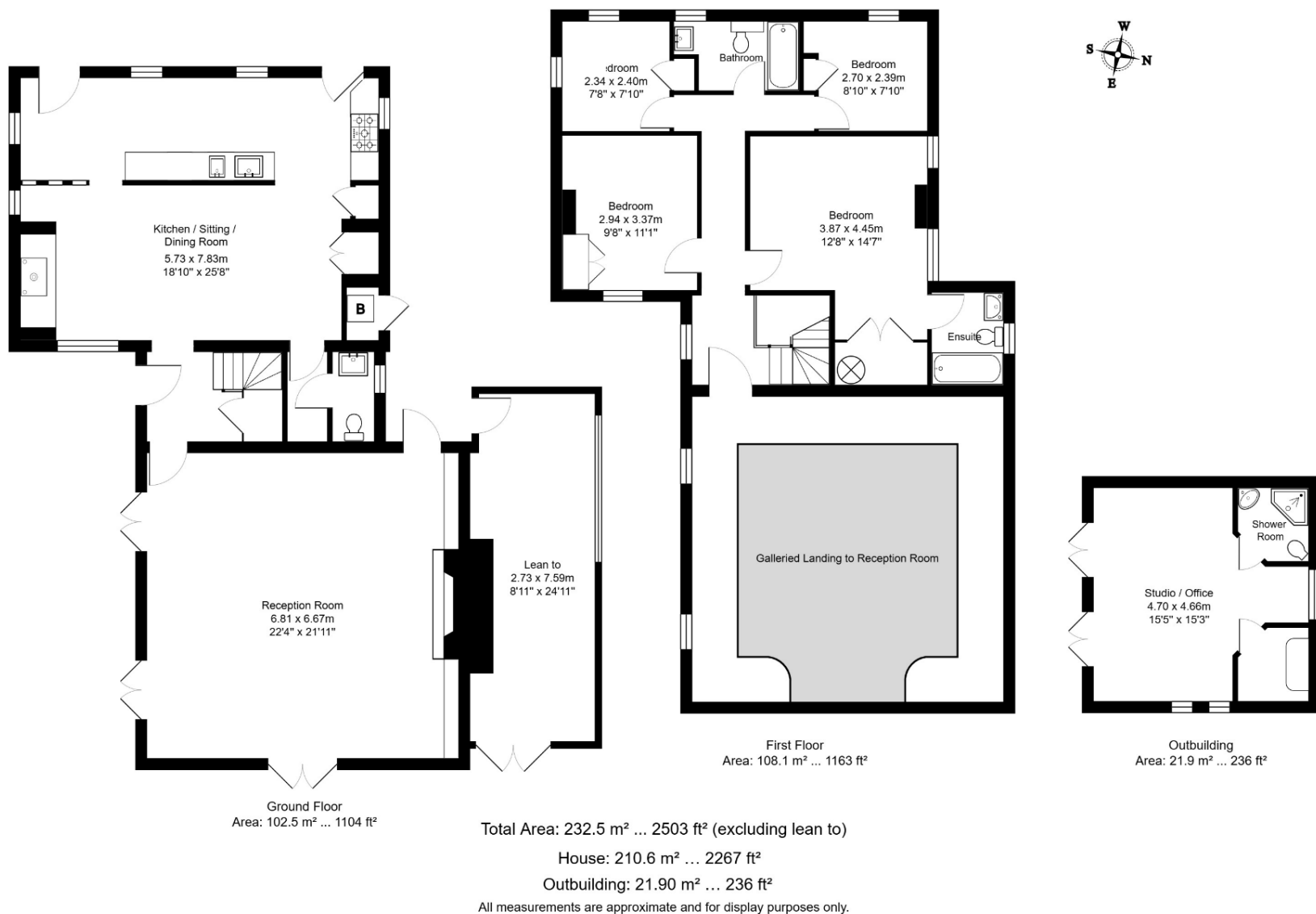
Current EPC Rating: Exempt

Council tax rating: G (£2025/26 - £4,298)

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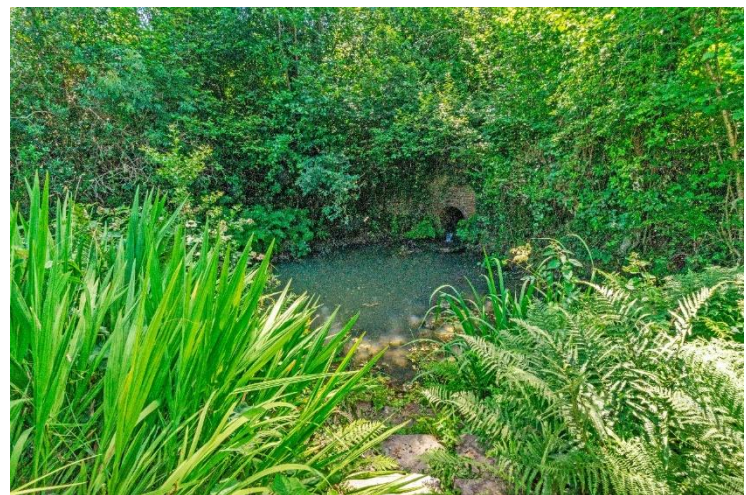
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week





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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