

2 Pinewood  
Badgers Hill, Tidebrook,  
TN5 6PE

**burnett's**  
Individual Property : Individual Service



Tucked away in the most wonderful and peaceful location, backing on to fields and surrounded by beautiful countryside, amongst a small number of neighbouring properties, is this charming, extended, semi-detached Edwardian cottage, offering three double bedrooms, a modern bathroom, two reception rooms, kitchen/breakfast room, cloakroom and lobby, with front and rear gardens, private parking and a detached workshop/possible studio. EPC: E

**Offers in Excess of : £600,000 Freehold**

**Mayfield Office**

3 Church View House, High Street,  
Mayfield, TN20 6AB  
01435 874450  
mayfield@burnetts-ea.com

**Wadhurst Office**

Clock House, High Street,  
Wadhurst, TN5 6AA  
01892 782287  
wadhurst@burnetts-ea.com



# 2 Pinewood

Badgers Hill, Tidebrook, TN5 6PE

Offers in Excess of £600,000 Freehold

2 Pinewood is located on Badgers Hill, amongst a small collection of houses and farms, near Tidebrook. It is a wonderful, rural setting, backing onto fields and surrounded by countryside, with direct access to several footpaths, yet with the security of neighbours.

The property is believed to be Edwardian in origin, with a 1970s extension to the front. You enter the front door into a spacious lobby, with adjoining cloakroom, comprising a WC, basin, store cupboard and window to rear.

The lobby leads through to the kitchen/breakfast room, offering an array of cupboards and drawers, with a window overlooking the front garden and driveway, integrated sink and drainer, space for a cooker, washing machine and free-standing fridge/freezer.

This in turn leads through to the sitting/dining room, with a double aspect to the front and side, a feature fireplace housing a multi-fuel burner, display shelves and a door to an understairs cupboard.

A door with a step up leads into the rear reception room, with a window overlooking the garden and fields beyond, plus an open fireplace.

Beyond this room is a small hallway with door to the rear garden and stairs to the first floor.

The first floor landing has a side window affording a lovely elevated view. Accessed off the landing are three double bedrooms, the family bathroom, a deep airing cupboard and a hatch to the loft.

The bedroom to the rear has the best of the views and a walk-in wardrobe over the stairs. The middle bedroom has a decorative fireplace and a window to front, and the front bedroom has a double aspect to the front and rear.

The modern family bathroom has a panelled bath with electric shower over, basin, WC, part tiled walls, tiled floor, window to the side, towel rail, and fan heater.

To the front of the house is an area of parking, with space for four to five cars. A gate leads into the front garden, which has a cherry tree and a large workshop/possible studio outbuilding.

A side path leads around the house to a paved patio and pergola area, surrounded by flower beds, ideal for alfresco dining. Beyond this is the rear garden, with flower bed borders, mature trees and shrubs, and a central area of lawn.

The house is tucked away in a quiet, rural position up a shared private driveway, in the picturesque hamlet of Tidebrook, between the villages of Mayfield and Wadhurst.

Mayfield (about 2.7 miles) and Wadhurst (about 3 miles) are both pretty, historic villages, offering good local shopping amenities including small supermarkets with post office facilities, local butchers, bakery/delicatessen, pharmacies, florists, greengrocers, as well as GP surgeries, dentists, hairdressers, cafes and period inns, including the renowned Middle House Hotel in Mayfield.

Both villages have strong communities, churches, sports clubs and social activities to get involved with. Both have good primary schools. Wadhurst has Uplands secondary Academy and the Sacred Heart Catholic School and there is the Mayfield School for Girls.

Royal Tunbridge Wells is about 6 miles to the North, offering a wider selection of shops and facilities from big supermarkets and clothing outlet stores, to small boutique clothes stores, a theatre and a wide selection of schools, including high achieving grammar schools.

Wadhurst mainline railway station is about 3.3 miles away, with services to London Charing Cross/Connon Street (London Bridge in about 55 minutes).

The surrounding countryside is designated as one of Outstanding Natural Beauty and there are numerous footpaths and bridleways that criss-cross the area, some of which are accessible directly off the shared driveway. The ever-popular Bedgebury Pinetum and Bewl Water Reservoir are nearby. The South Coast is just a 40 minute drive away.

## Material Information:

Wealden District Council. Council Tax Band D (rates are not expected to rise upon completion).

Electric heating via storage heaters (economy 7) plus open fire and multi-fuel stove. Mains electricity and water. Modern shared private drainage system.

The property is believed to be of cavity brick construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

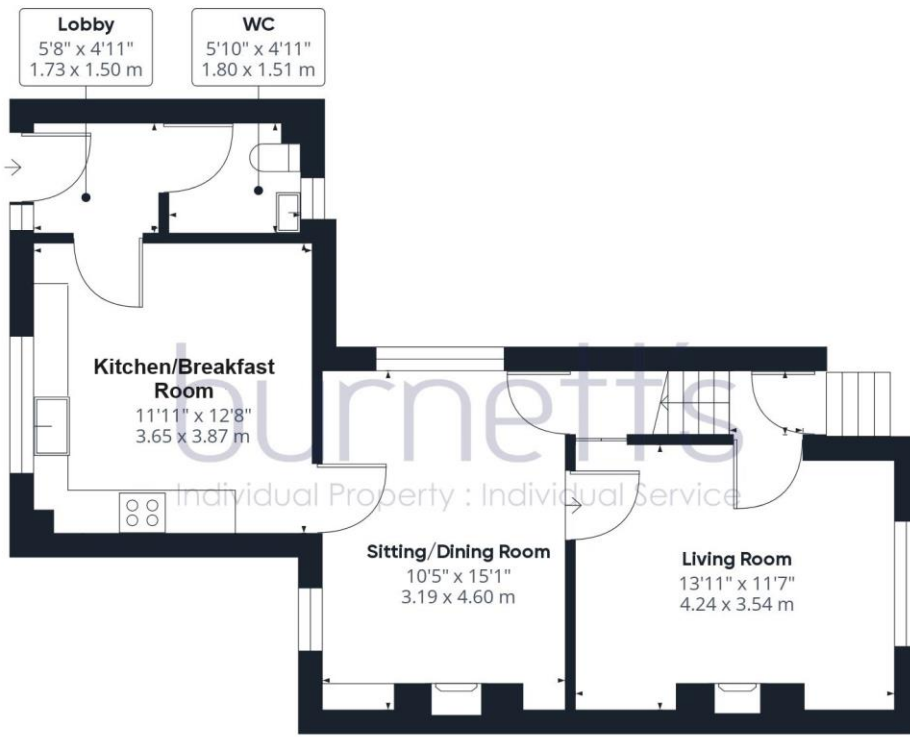
The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood risk website, there is a very low risk of flooding.

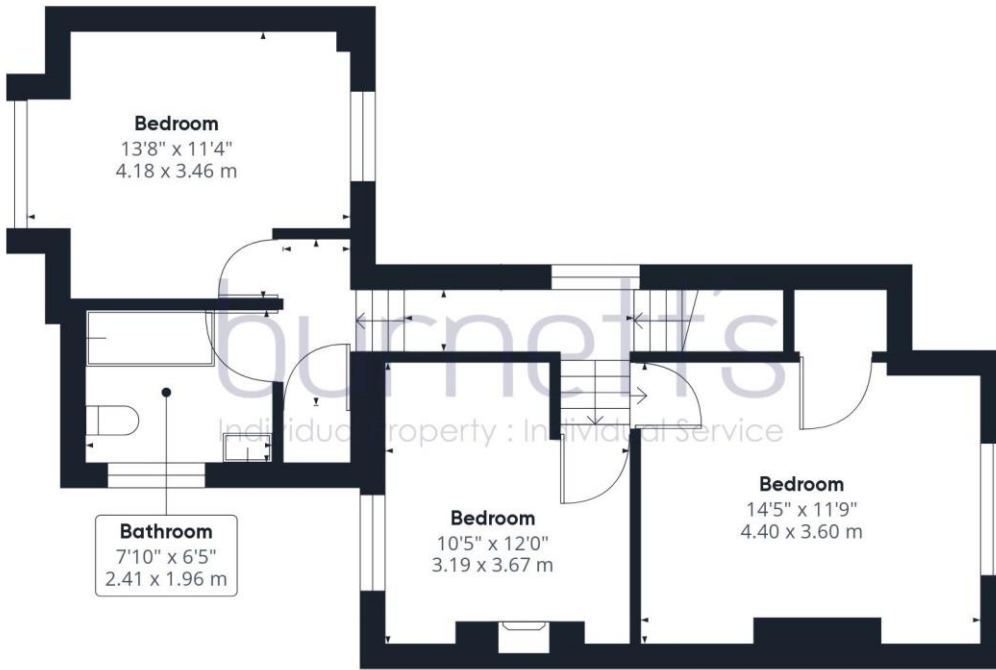
According to the Ofcom website Superfast broadband coverage is available at the property. There is minimal mobile coverage.

We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses or extensions at the property.

The property does not have step free access.



**Ground Floor**



**First Floor**



**Approximate total area<sup>(1)</sup>**

1094.35 ft<sup>2</sup>

101.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.