

burnett's



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Birch Cottage, Mount Pleasant, Wadhurst, East Sussex, TN5 6UH

Guide Price: £1,100,000 Freehold



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Tucked away in the popular Sparrows Green area of Wadhurst, close to schools and amenities and just over 1 mile from the station, this beautifully presented, detached family house occupies a generous 0.29 acre plot with off-road parking, detached double garage and South-West facing landscaped garden. Comprising: three reception rooms plus study, kitchen/breakfast room that is open to one of the reception rooms, utility room, WC, two further reception rooms, principal bedroom with walk-in wardrobe and en suite bathroom, three further bedrooms and a family bathroom. EPC : C

Birch Cottage is a stunning Potton Home, built in 2007 by the locally renowned EOS Group, from an award-winning design. The property offers beautifully presented and well laid out accommodation, with character features such as drop-latch wooden doors, timber beams and venetian shutters.

The house is well insulated, has double glazing throughout and a zoned wet under floor heating system. It benefits from a detached double garage and off-road parking to the front.

The property is tucked away in an elevated position, in the popular Sparrows Green area of Wadhurst, with beautiful South-Westerly facing landscaped gardens to the rear.

The front door opens into an entrance vestibule, with space for shoes and coats, which in turn leads through to a spacious inner hallway. The ground floor accommodation is arranged around this inner hallway, which has wood flooring and understairs storage.



The farmhouse-style kitchen is open plan to the garden room, which has a panoramic view over the garden and part-vaulted ceiling. Both the garden room and kitchen have doors leading out to a wrap-around decked balcony.

The kitchen is fitted with cream wall and base units with granite worktops, undermount sink with waste disposal, integrated dishwasher and microwave, a freestanding Rangemaster gas range cooker with extractor over and freestanding American style fridge freezer. There is a small central island with oak worktops

forming a breakfast bar. The kitchen has terracotta tiled flooring and exposed beams.

The utility room leads off the kitchen, with further base unit and sink, and space and plumbing for a washing machine and tumble dryer. It has a door and window to the side of the house.

A doorway from the garden room leads through to the sitting room, which features a large Inglenook-style brick fireplace for open fires and has French doors leading out to the decked balcony. The sitting room leads through to the study via part-glazed double doors, and also

has a door leading back around to the inner hallway.

The dining room is adjacent to the kitchen, accessed off the inner hallway. Also located off the hallway is a ground floor cloakroom.

The first floor landing has a skylight providing natural light and an airing cupboard. Arranged around it are four bedrooms and the family bathroom.

The principal bedroom has a view to the rear and has its own walk-in wardrobe and en-suite bathroom, comprising a panelled double ended bath with shower attachment, separate shower cubicle, WC washbasin and heated towel rail. It has tiled walls and floor.

One of the other three bedrooms has built-in wardrobes. All will accommodate double beds.

The family bathroom comprises a P-shaped bath with shower over, basin, WC and heated towel rail. Tiled walls and floor.

To the front of the house, a brick-laid driveway provides off-road parking for 3-4 cars in addition to the detached double garage, which has power and lighting and external hose point.

Gates on each side of the house provide access to the rear garden. Due to its elevated position, the gardens have been landscaped into tiers. Wrapping around the back of the house is a raised decked balcony, with space for dining and lounging. Steps lead down to a large level lawn. A gentle slope leads down to the lower two tiers, the bottom of which has also been levelled out. The gardens are interspersed with shrubs and trees and have hedge and fenced borders, with mature trees at the end.



Birch Cottage is located on a unadopted road, tucked-away in the popular Sparrows Green area of Wadhurst. Sparrows Green has a Co-op convenience store, good primary school and pre-school. Nearby is a recreation ground with tennis and football clubs as well as a children's playground.

The centre of Wadhurst is about half a mile from the property, offering a Jemsons' supermarket with Post Office facilities, a family run butcher's, greengrocer, chemist, delicatessen, florist, hairdressers, a high quality gift shop and ladies outfitters, an excellent library and book shop.

Wadhurst has a wonderful community spirit with churches, social and sporting groups to get involved with, should you wish. The historic market town also has pubs, restaurants/food outlets, cafes, an art gallery, a doctor's practice and dentist.

In addition to the pre-school and primary, there is Uplands secondary Academy and the Sacred Heart Catholic School in Wadhurst.

Wadhurst railway station is just over 1 miles away, with regular and fast services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). There is also a frequent bus service operating to nearby Tunbridge Wells, which offers a wider selection of amenities including large supermarkets, High Street and boutique clothing stores, restaurants, a theatre, cinema and much more. Tunbridge Wells also has very high achieving grammar schools.

The area is designated as one of outstanding natural beauty and there are many beautiful walks to be enjoyed on the numerous footpaths and bridleways that criss-cross the area. The ever



popular Bewl Water Reservoir, which offers sailing and other outdoor pursuits, and Bedgebury Pinetum are both close by.

Material Information

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

Mains gas, electricity, water and sewerage. Ground floor underfloor zoned wet underfloor heating.

The property is believed to be of cavity brick construction with rendered and weatherboarded elevations under a tiled roof.

We are not aware of any safety or cladding issues.

We are not aware of any asbestos at the property.

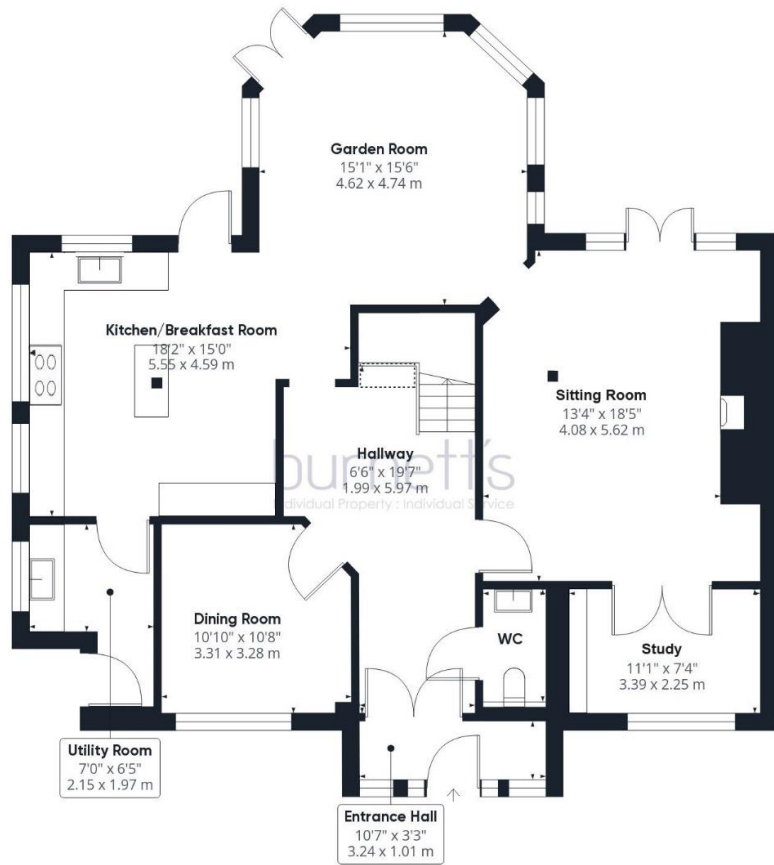
The property is located within the High Weald AONB. The title has restrictions and easements, we suggest you seek legal advice on the title.

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

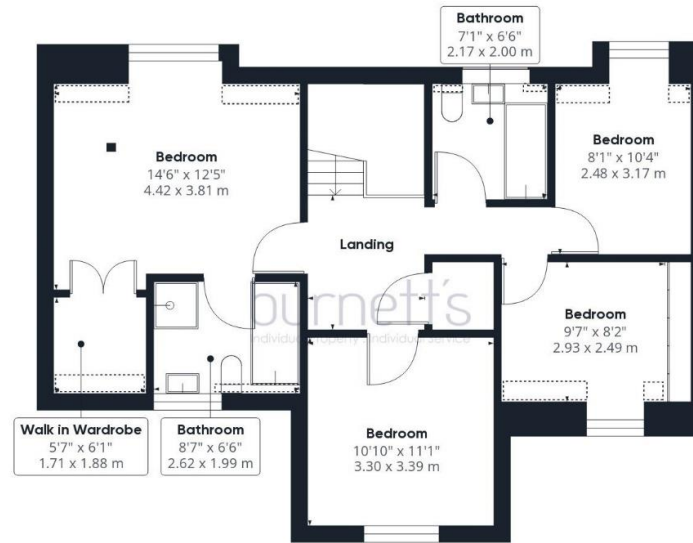
Broadband coverage: According to Ofcom, Superfast broadband is available to this property and there is likely mobile coverage from some networks.

We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property has step-free access to the ground floor accommodation.



Ground Floor



FIRST FLOOR

Approximate total area

House: 1958.55 ft²
181.95 m²
Reduced headroom: 34.15 ft²
3.17 m²
Garage: 281.73 ft²
26.17 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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Individual Property : Individual Service

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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.