

East Lodge  
Shovers Green, Wadhurst  
TN5 7JU

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



A most attractive, unlisted former lodge house with an impressive gated entrance, in a woodland clearing setting with private garden and off-road parking. The house offers scope for refurbishment and potentially extending, subject to the necessary consents. Currently comprising: three bedrooms, bathroom, three reception rooms, kitchen and downstairs WC. EPC: D. NO CHAIN.

**Offers in Excess of £650,000 Freehold**

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# East Lodge

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Offers in Excess of £650,000 Freehold

This handsome, double fronted, period cottage was the former lodge house set at the main entrance to the Whiligh Estate. The old carriageway is now defunct, having been replaced with a more suitable entrance further to the West, but the original beautiful stone flanking walls leading to entrance gates, provides an impressive approach to this character property, which stands proudly in a lovely woodland clearing, with a sylvan outlook from every window. The cottage is set back from the road, barely visible to passers by.

Likely to date back to the 19<sup>th</sup> Century, the attractive, unlisted cottage has period features including exposed beams and brickwork, fireplaces and tile-hung elevations. The windows are double glazed with lead light detailing. There is mains gas central heating and a modern sewage treatment plant. The property has been let previously so has had the electrics and boiler checked within the last two years.

The picket-fence enclosed gardens lie to the front and rear of the cottage and are largely a blank canvas with just a few shrubs/bushes and small trees dotted around. There is a quaint stone pathway leading from the front gate up to the front door and around the cottage. There are two garden stores to the rear, which require some attention.

Beyond the front garden is a parking area (the former cart track to the estate) and the cottage is being sold with a slither of woodland adjoining this parking area, which the new owners will be required to fence off.

Internally, the property currently comprises three reception rooms, three bedrooms, a first floor bathroom, ground floor WC and kitchen with adjoining pantry.

The double aspect sitting room has a bay window to the side and fireplace housing a woodburning stove. The double aspect dining room has a door to the rear and links through to the kitchen via the pantry. The third reception room would be ideal as a study or snug and has an open fireplace and built-in storage/shelving. The kitchen is fitted with wall and base units with space for a range cooker, fridge and freezer. The adjoining walk through pantry provides additional storage space.

Two of the first floor bedrooms have feature fireplaces. Two will accommodate double beds and the third is more comfortably a single. The spacious bathroom has a white suite including panelled bath with shower over and glass screen, WC and washbasin. There is also a heated towel rail. The head room on the first floor is a little lower than downstairs, particularly the doorways. There are useful storage cupboards and a loft space to utilise.

Shovers Green is a rural area located between the popular villages of Wadhurst and Ticehurst. The property lies at the former entrance to the Whiligh Estate, an impressive, privately owned historic estate dating back to 1586, which has been in the same family ever since.

Wadhurst (1.3 miles) and Ticehurst (2 miles) both offer a good selection of local amenities and services including convenience stores, post office facilities, pharmacies, hairdressers, cafes, pubs, doctors' surgeries, sports clubs etc. Tunbridge Wells is about 8 miles to the North-West, offering a wider selection of shopping and recreational facilities.

The Area is recognised as one of Outstanding Natural Beauty and there are many walking opportunities nearby, most notably around Bewl Water, accessible down Wards Lane, just 120 yards away.

There are good primary schools in Wadhurst, Ticehurst and Stonegate, and Wadhurst has Uplands (secondary) Academy and the Sacred Heart Catholic School as well.

There are stations at Stonegate (2.9 miles) and Wadhurst (2.8 miles) with fast and frequent services to London Charing Cross (Wadhurst to London Bridge in just under 1 hr).

## Material Information:

Rother District Council. Tax Band E (rates are not expected to rise upon completion).

Mains Gas, electricity and water. Private sewage treatment plant on adjoining property.

The property is believed to be of brick and timber construction with part rendered and part-tile-hung elevations under a tiled roof. There is a flat roof over the kitchen/bathroom extension.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the High Weald AONB, Article 4 Area, Section 106 area and Priority Habitat Inventory area.

The title makes reference to 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 Ofcom, Superfast broadband is available to the property.

According to Ofcom, there may not be mobile network coverage indoors without using wi-fi.

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 does not have step free access.



**Approximate total area<sup>1)</sup>**  
 1,023.32 ft<sup>2</sup>  
 95.08 m<sup>2</sup>

**Reduced headroom**  
 3.88 ft<sup>2</sup>  
 0.36 m<sup>2</sup>

Excludes Garden Stores

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

