



Hilltop House, Sleepers Stile Road, Cousley Wood, East Sussex, TN5 6FL

Guide Price: £1,695,000 Freehold



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Located in a wonderfully quiet and private, rural setting on the outskirts of Wadhurst and Cousley Wood, with a view to Bayham Abbey, and within 3 miles of Wadhurst and Frant stations, is this handsome, extended, period house, offering five double bedrooms, three bath/shower rooms (2 en suite), open plan kitchen/living room, three further reception rooms, including potential for an annexe, in addition to a double garage/gym, detached barn, stables, clay tennis court and about 2.3 acres (additional land may be available by negotiation). EPC Rating: D

This handsome, unlisted period house is believed to date back to the 18th century, and has been sympathetically extended and updated to provide a generous amount of characterful accommodation including features such as vaulted ceilings, exposed beams, drop latch doors and feature fireplaces, including an open, inglenook fireplace.

One enters via a vaulted, glazed link between the original house and a former outbuilding, which has been tastefully converted into a generous reception room with bi-fold doors to the rear terrace and a bedroom suite, all with vaulted ceilings. It is considered this part of the property could provide annexe accommodation if required, or provides flexibility for those requiring space to work from home, or simply additional accommodation to the main house.



The entrance hall has French doors out to the rear entertaining terrace and leads through to the reception hall in the original house with stairs up to the first floor and doors leading into the sitting room and kitchen. The reception hall and sitting room are two of the most characterful rooms in the house, with exposed beams and brickwork and mellow wooden floorboards.

The sitting room is a large, yet very cosy room with a large inglenook fireplace at one end.

The kitchen, which has beautiful pale stone flooring, extends out into a lounge area at one end, with views over the gardens, and this links through to the conservatory/dining room. The kitchen itself is fitted with pale shaker units with Corian worktops, and has a Stoves range cooker, integrated dishwasher and space for an American style fridge freezer. There is also an island unit with additional cabinets and breakfast bar. The adjoining utility/boot room has space and

plumbing for laundry appliances, as well as an adjoining WC.

The former conservatory has been transformed into an all year round dining room with the addition of a new roof with gabled windows, skylight and French doors out to the gardens.

On the first floor, there is a generous, triple aspect, vaulted principle bedroom with en suite shower room, plus three further double bedrooms, all with built-in wardrobes, and a luxurious family bathroom.

The house sits on a plot of about 1.48 acres, to include an in and out gated driveway with ample parking, an expanse of lawn, a tournament sized, Belgian clay, all weather, Martin Gurr tennis court, breeze house, barbeque gazebo with pizza oven and outdoor seating/entertaining patios, as well as a former stable yard with two stables, tack room and a large detached barn, considered to offer scope for conversion/possible AirBnB, subject to the necessary consents.

Across the lane is a separate parcel of land, amounting to about 0.84 of an acre, which comes with the property. There is also a further parcel of land, amounting to about 4.66 acres just down the lane which may be available by separate negotiation.

The property is located on a quiet country lane in the Buss's Green area on the outskirts of Wadhurst



and Cousley Wood, in an Area of Outstanding Natural Beauty, about 6 miles South East of Tunbridge Wells. Bewl Water, the largest stretch of open water in the South East, is nearby, offering fishing, cycling, walking and other pursuits. Bedgebury Pinetum and Scotney Castle are also not far from the property. There are also several footpaths in the area through rolling hills, fields and woodland.

Cousley Wood is a small hamlet with a traditional public house and a cricket club. There are more country pubs in nearby Lamberhurst, Hook Green, Bellws Yew Green and Wadhurst. Wadhurst (2 miles) provides a wide range of shopping facilities including a Jempson's supermarket with post office, pharmacy, butcher, greengrocer, hairdressers, several cafes/food venues and independent shops. It also has a good primary school, secondary academy and Catholic preparatory school.

Tunbridge Wells offers a wider selection of shopping and recreational facilities and schools, including highly achieving grammar schools.

There are rail stations at Wadhurst (2.2 miles) and Frant (2.9 miles) with services to London Charing Cross (London Bridge in about 1 hour).

The A21 is easily accessible via Lamberhurst (2.6 miles), providing direct road links to the M25, London and the South Coast.



Material Information:

Council Tax Band ? (rates are not expected to rise upon completion).

Oil fired central heating. Mains electricity and water. Private drainage system.

The property is believed to be of brick, stone and timber construction with half-tiled elevations and a tiled roof.

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.

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 very low risk of flooding.

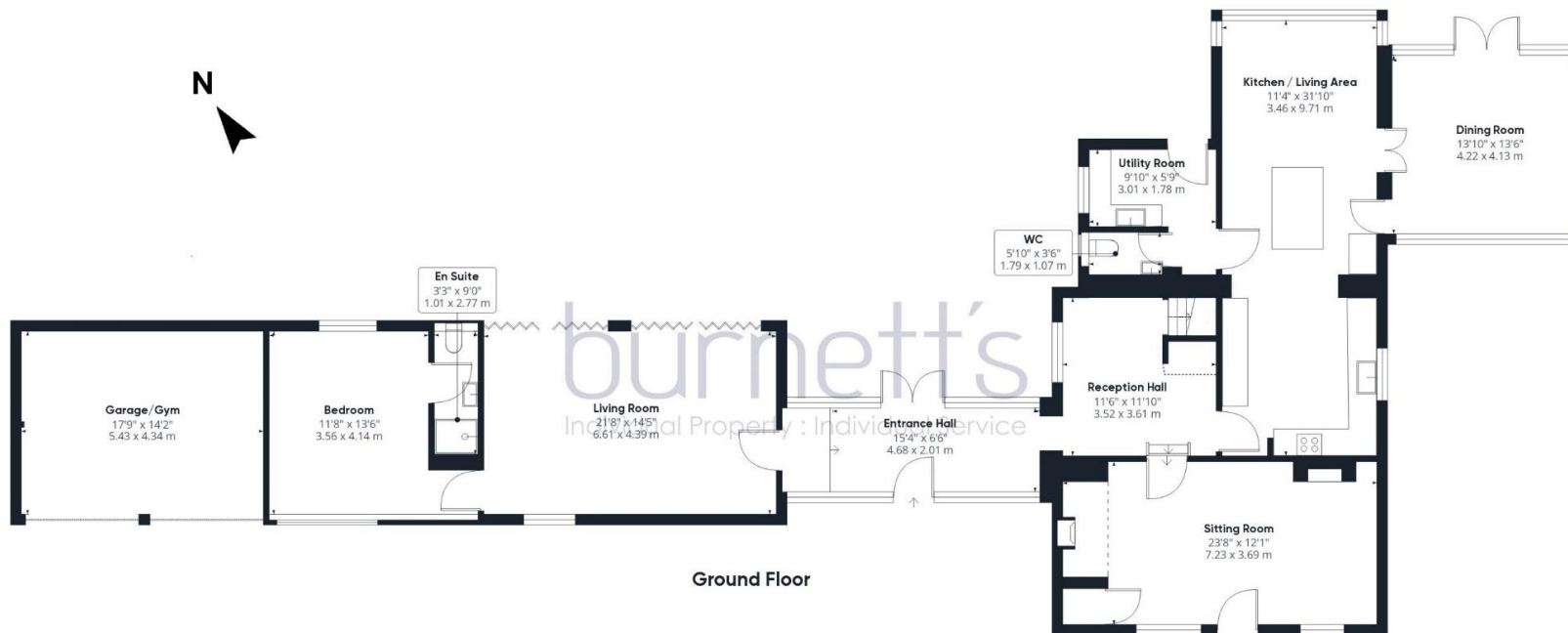
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property. Full fibre is currently connected.

Mobile Coverage: The area has mobile coverage from 02.

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
(excluding garage/gym and outbuildings)

2524.04 ft²
234.49 m²

Reduced headroom
21.37 ft²
1.99 m²

Outbuildings
916.65 ft²
85.16 m²

(1) Excluding balconies and terraces

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.

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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.