



Wyck Cottage
Woods Green | Wadhurst | East Sussex | TN5 6QS





Step inside

Wyck Cottage

Nestling in the midst of more than half an acre of idyllic country garden, is this adorable Grade II listed cottage. It includes a separate Grade I Listed unconverted oast house and is situated in the hamlet of Woods Green close to the delightful market town of Wadhurst and surrounded by stunning countryside in the High Weald Area of Outstanding Natural Beauty. While its origins date back to the mid-15th century the cottage has been extended and modernised over the centuries, culminating in a total but sensitive refurbishment recently undertaken by the current owners.

The characterful cottage is full of wonderful external period features such as Kent peg tiles on the variable roof lines, casement windows, chimneystacks, fascinating brickwork, exposed timbers and a pitch roof porch with the original front door that opens directly into the sitting room. While inside you will find a plethora of original beams and period doors together with original wood and tiled floors that add to the character. At the same time, in order to create a wonderful home suitable for modern day living, the owners have replaced various timbers, installed a new drainage system and lambswool insulation, added a damp proof treatment and conservation approved double glazing as well as putting in a superb contemporary Devol designed kitchen and new bathrooms.

There is a private road that leads to a parking area adjacent to the oast and nearby access to the front door that opens into the outer hallway with storage facilities and a cloakroom and leads to the inner hall with a staircase to the first floor.

The warm and welcoming sitting room features wood flooring, a central beam and an archway surrounding the chimney breast and fireplace with an inset log burner. While the cosy snug, with its wall of fitted book shelves, brick surround fireplace with a log burner, is just the place for a quiet read or somewhere the family can get together. Alternatively it could be an excellent office for anyone working from home.

The 'piece de resistance' of this charming home has to be the stunning kitchen/breakfast room together with the open plan, vaulted ceiling garden room/dining room. This triple aspect room has slate tiled flooring, cross beams, French doors to the garden and a veritable wall of windows,

providing guests with a panoramic vista over the garden and the countryside beyond as they enjoy sitting down to a meal. The gorgeous country style kitchen has a beamed ceiling, original terracotta floor tiles and painted brick walls. It includes a large Aga and beautiful bespoke shaker style units with granite worktops housing an induction hob, a double oven and dishwasher as well as a charming 'butcher's block' style central island with plenty of drawers and a solid oak top where you can happily sit enjoying your morning coffee. There is also an adjacent utility room with laundry facilities and access to the snug.

The staircase leads to a spacious first floor landing with access to a glorious family bathroom with wood flooring, exposed wall and ceiling beams and a superb stand-alone claw foot oval bath on a raised plinth and a separate walk-in shower. There are also three double bedrooms with exposed beams, wood floors, fitted cupboards and stunning rural views including the principal that also has an ensuite cloakroom.

Family members will be squabbling over who has the stunning accommodation on the second floor with a vaulted ceiling, exposed beams and great views. This impressive L shaped space includes a good sized double bedroom and a charming seating area/study or additional bedroom as well as a very trendy bathroom with a stand-alone claw foot bath and a walk-in shower.

Although the two storey oast house is Grade I listed, it is ripe for conversion and there has been planning available to convert it into an annex with a kitchen, sitting room, dining hall, study/snug, bathroom and double bedroom. However the planning has lapsed but could probably be re-instated and this would make a great home for adult children or older relatives or would be a very popular country holiday let.

Outside there is a greenhouse and a charming terrace for outdoor entertaining surrounded by the delightfully informal garden with its wraparound lawns, high hedging, hard landscaping with local stone, specimen mature trees and shrubs including hazel, magnolias and cherry with some trees being more than 100 years old as well as a bridge over the stream that passes the oast. There is also an orchard with apple and plum trees.



Seller Insight

“As soon as we saw the cottage we instantly fell in love with it and the surrounding views as well as the peaceful environment. It is very private and forms part of the Wyck Lane enclave that includes the rectory and the old school house. However, we are not isolated as the popular market town of Wadhurst is only a short distance and it is just 10 minutes' drive to Tunbridge Wells.

Wadhurst really lives up to its accolade as being the 'Best Place to Live in the UK' as identified by the Sunday Times in March 2023. This picturesque market town has been described as 'providing virtually everything needed for modern day living in miniature.' It has a long high street with tile hung cottages, a variety of supermarkets and independent shops, pubs and restaurants, a farmer's market and a community cinema. The town also includes doctors, a dentist, vets and hair and beauty salons as well as a station with trains that whisk you to London in under an hour and 11 bus routes serving 17 bus stops.

The castellated Wadhurst Castle provides an excellent venue for weddings and the Wadhurst Castle Cottage is a delightful place to stay. Sports available include football, cricket and tennis clubs and not far away is the Dale Hill Hotel and golf course set in 350 acres of beautiful grounds. There is also has a good primary and secondary school as well nursery facilities and the independent Sacred Heart school.

Nearby Tunbridge Wells or, more formally Royal Tunbridge Wells, offers a delightful mix of high street stores, independent shops, bars and restaurants, retail parks and a station. Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. Sports clubs offer cricket, football, rugby and tennis and there is also the indoor sports and tennis centre as well as a swimming pool.

With regard to education there are a number of primary and secondary schools including Wadhurst primary School and Uplands Academy. You will also find excellent private schools in the area including Mayfield School, Skippers Hill and Marlborough House.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Wadhurst Station	1.7 miles
Tunbridge Wells	6.4 miles
Tonbridge	13.3 miles
Sevenoaks	18.2 miles
Dover Docks	53.7 miles
Channel Tunnel	41.5 miles
Gatwick Airport	29.5 miles
Charing Cross	53.2 miles

By Train from Wadhurst	
London Bridge	53 mins
Cannon Street	1hr 4 mins
Charing Cross	1hr 3 mins
London Victoria	1hr 22 mins

By Train from Tunbridge Wells	
London Bridge	51 mins
Cannon Street	56 mins
Charing Cross	55 mins
Victoria	1hr 19 mins

Healthcare

Frant Branch Surgery	01892 750366
Lonsdale Medical Centre	01892 530329
Wells Medical Centre	01892 546422

Kingswood Surgery
Grosvenor and St James
Tunbridge Wells Hospital

Leisure Clubs & Facilities

Frant Bowls Club
Uplands Sports Centre
Wadhurst Cricket Club
Wadhurst Tennis Club
Tunbridge Wells Sports Centre
Tunbridge Wells Rugby Club
Tunbridge Wells Croquet Club
Tunbridge Wells Tennis Club
Bayham Football Club
Neville Golf Club

Education

Primary Schools
Wadhurst Primary School
Sacred Heart Prep School (independent)
Holmewood House
Skippers Hill
Marlborough House

Secondary Schools
Uplands Academy
Mayfield School

01892 511833
01892 544777
01622 729000

01892 783155
01892 783414
01892860000
01825830234
01580 880413

01892 782135
01435 874600

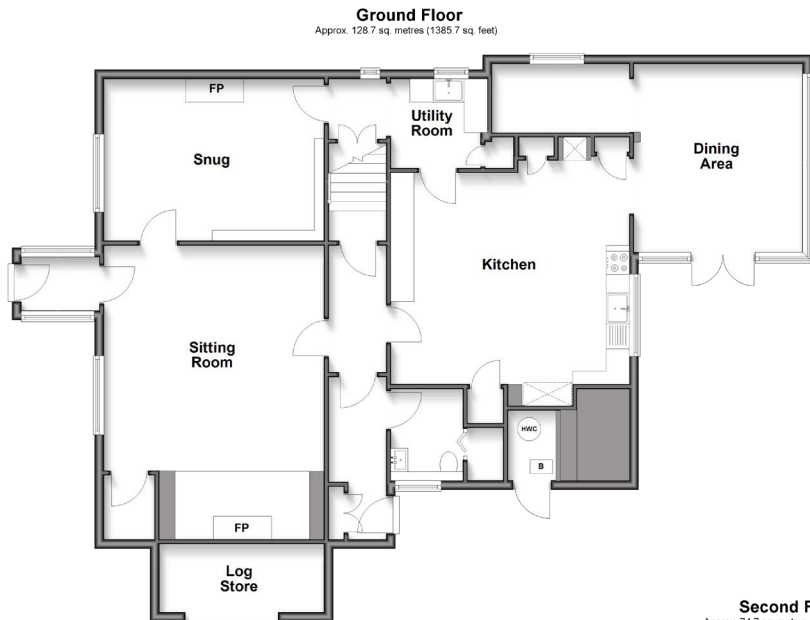
Tunbridge Wells Girls Grammar
Bennett Memorial Diocesan
Skinners Grammar School
The Judd School (Voluntary aided)
Tonbridge School (Independent)

Entertainment

Odeon Cinema complex
Trinity Cinema
Assembly Theatre
Cellar Wadhurst
The Artful Grocers
Vittle and Swig
Abergevenny Arms
The George

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh
Scotney Castle



GROUND FLOOR

Sitting Room	19'4 x 15'5
Snug	15'5 x 14'4
Utility	10'11 x 6'8
Kitchen	17'5 x 16'9
Dining Room	22'8 x 13

First Floor

Bedroom 1	16'8 x 16'1
Ensuite Cloakroom	
Bedroom 4	12'4 x 11'1
Bedroom 3	17' x 9'5
Bathroom	

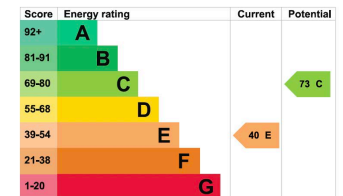
Second Floor

Bedroom 2	20'8 x 17'1
Snug/Office	17'3 x 14'2
Ensuite Bathroom	

OUTSIDE

Detached Oast
Driveway
Gardens

Council Tax Band: G
Tenure: Freehold



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