



- Beautifully Presented, Extended, Detached Period Cottage
 - Stunning Open-Plan Kitchen/Living/Dining Room
- Fantastic Garden with Lawns, Flowering Shrubs, Fruit Trees, Pond and Patio
 - Gorgeous Countryside Views
- Highly Desirable, Accessible Rural Location

GENERAL AND SITUATION

Approximate Distances:
Wadhurst 2 miles • Royal Tunbridge Wells 5 miles

A beautifully presented, extended three bedroom period cottage with a stunning open-plan kitchen/living/dining room and lovely gardens, in an accessible rural location with gorgeous countryside views.

Henley Cottage is believed to have formerly been a farmworkers cottage and there are rumours that it might have originally been built as a toll house. It has been lovingly and comprehensively refurbished by the present owners in recent years with the most significant change being the addition of a rear extension to create the wonderful open-plan living/kitchen/dining room, which is finished with the highest quality fittings and has bifold doors opening out to the garden.

The garden is a real feature of the property with year-round colour, lots of apple trees and plenty of areas for sitting out, taking in the views over the surrounding pasture fields and woodland of the High Weald, which is an Area of Outstanding Natural Beauty.

Henley Cottage has no immediate near neighbours and is just two miles north of Wadhurst, which is a market town, named the best place to live in the UK by the Sunday Times in 2023. It has a thriving High Street with a good range of local shops, amenities, several traditional and gastro pubs, primary and secondary schools and a sports centre. It also has a mainline rail station with regular services to London Charing Cross, which takes about one hour.

The larger centre of Royal Tunbridge Wells is just five miles to the north providing a wide selection of shopping, theatres and other leisure facilities.

Other notable local amenities include Bewl Water Reservoir, which offers sailing, fishing and watersports, a number of golf clubs and country parks and an abundance of National Trust properties.

THE RESIDENCE

A detached period cottage, extended and refurbished to an exceptionally high standard in recent years with zoned underfloor heating to the ground floor, oak doors and double-glazed windows throughout. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a side door which opens into a **Reception Hall**, with a tiled floor, a new oak staircase leading to the **First Floor** and an understairs cupboard.

The wonderful open-plan **Living/Kitchen/Dining Room** has a tiled floor throughout and includes a **Living Area** with a fireplace and logburner, a **Kitchen Area** fitted with base units with quartz worksurfaces, space for a range cooker, integral double drawer dishwasher, microwave and wine fridge (all Fisher & Paykel) and a sink. **The Dining Area** has plenty of natural light from a large skylight window and there are bifold doors opening out to the garden.





Completing the **Ground Floor** is a **Utility Room** with plumbing for washing machine and a **Cloakroom** with WC and wash hand basin.

There are **Three Good-sized Bedrooms** on the **First Floor** and a **Family Bathroom** with a free-standing bath, WC, wash hand basin, cubicle with mains shower and fully tiled walls and floor.



OUTSIDE

The property is set adjacent to a country road and has a gravelled parking area to the side. Double gates lead through to a paved walkway that runs around the rear and side of the cottage, with a sleeper retaining wall and gravelled seating area. There is plenty of exterior lighting and a number of power points around the drive and walkway, plus a power point on the drive which is ready and compliant for an EV charger point to be fitted.

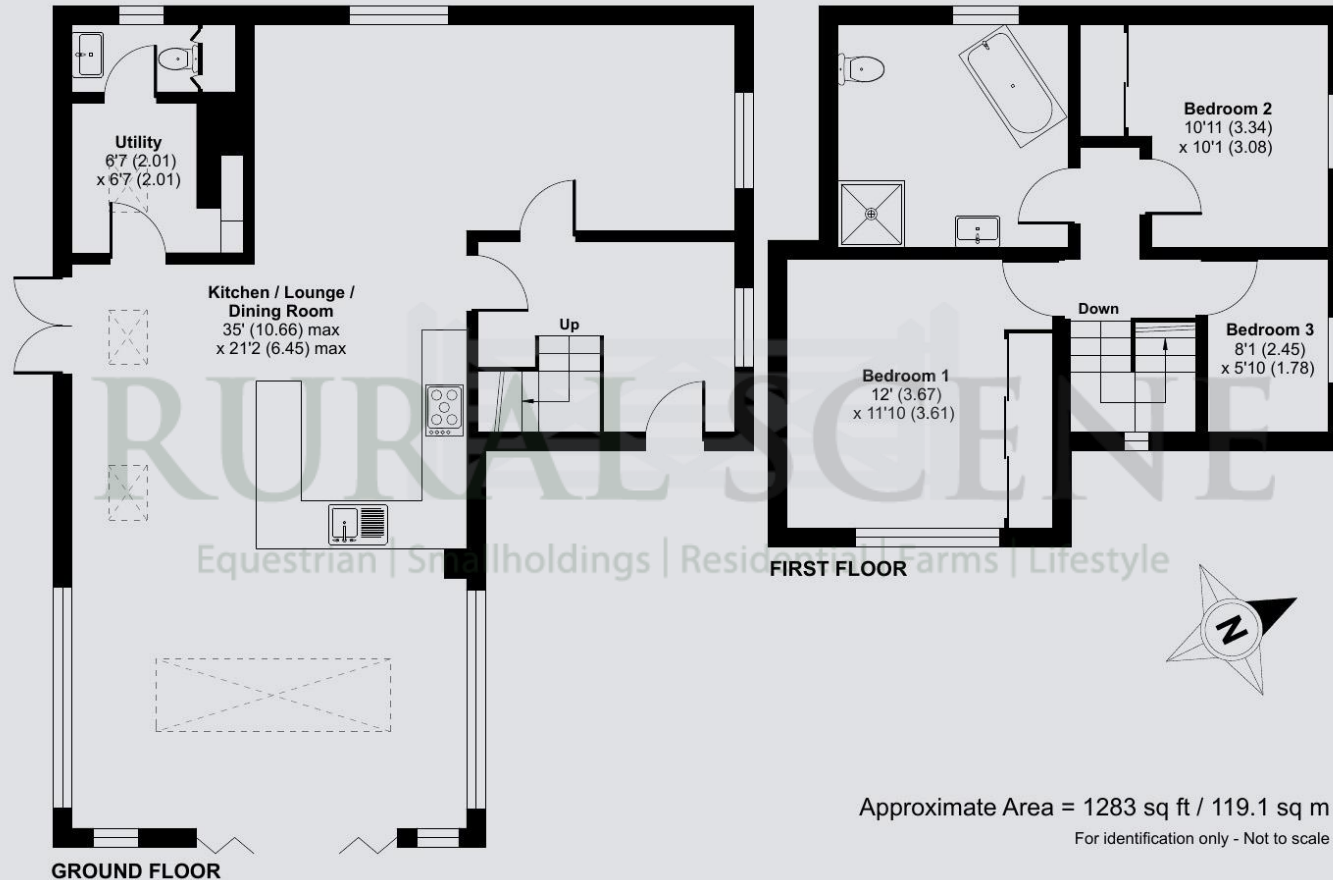
The Gardens, which are a real feature of the property include areas of lawn with beds stocked with a wide variety of flowers, shrubs and fruit trees, providing year-round colour.

There are **Two Sheds**, both with light and power connected, and a **Wildlife Pond** with a water fountain.




RURAL SCENE
Village & Country Homes

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WEALDON DISTRICT COUNCIL
Tel: 01323 443322

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (septic tank), MAINS GAS, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX E

DIRECTIONS

From Royal Tunbridge Wells head south on the A267 for about 2 miles and turn left onto the B2099 towards Wadhurst. Continue for just under 1½ miles and the property will be seen on the left-hand side.

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Rural Scene have visited HENLEY COTTAGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.