

# Great Butts House

Cousley Wood, Wadhurst, East Sussex







# A beautifully renovated country house with a one bedroom annexe, magnificent park-like grounds and far-reaching views to Bowl Water.

Wadhurst station 2.3 miles (London Bridge from 54 minutes). Mayfield 6.3 miles. Tunbridge Wells 6.7 miles (London Bridge from 44 minutes). Rye 23 miles. Gatwick airport 29 miles. London 47 miles. (All times and distances approximate)

  
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## Summary of accommodation

### Main House

**Lower Ground Floor:** Cellar Room

**Ground Floor:** Entrance Hall | Kitchen/Breakfast Room | Dining Room | Drawing Room | Sitting Room/Snug | Games Room

**First Floor:** Principal Bedroom with En Suite Bathroom | Bedroom 2 with En Suite Bathroom | Three Further Bedrooms | Family Bathroom

### Self Contained Annexe

**Ground Floor:** Kitchen/Utility Room | Sitting Room | Bedroom | Cloakroom

### Outside

Park-like gardens | Terrace | Detached Double Garage | Paddocks | Former Stables | Further Outbuildings

**In all about 5.5 acres**



# Situation

(Distances and times are approximate)

Great Butts House is located in a wonderful semi-rural position in the hamlet of Cousley Wood and within the High Weald National Landscape Area.



The nearby market town of Wadhurst provides an excellent range of local amenities including restaurants, a supermarket, butcher, pharmacy, delicatessens, cafes and a parish church. Further amenities are available in the pretty 16th century village of Mayfield and the larger centre of Tunbridge Wells.



There is an excellent choice of state and private schools in the area including Sacred Heart in Wadhurst, St Leonards at Mayfield, Holmewood House at Langton Green, St Ronan's and Marlborough House at Hawkhurst, Vinehall at Robertsbridge and Uplands Academy in Wadhurst. Primary schools can also be found in Wadhurst, Stonegate, Ticehurst and Burwash.



Wadhurst station provides regular mainline services to London Bridge/ Charing Cross as do Stonegate and Tunbridge Wells.



# The Property

Great Butts House is an exquisite unlisted family home, believed to date back to around 1847, nestled in an idyllic private setting with far-reaching and unspoilt views across the surrounding countryside to Bewl Water.

The beautiful property has been renovated to an exacting standard throughout by the current owners and reconfigured to provide an exceptional six bedroom family home which includes a self-contained one bedroom annexe. Internally, the sympathetically renovated accommodation retains the period features and charm of this very special house making for a bright and spacious home.

The well-appointed kitchen is the heart of the house and includes extensive bespoke fitted cupboards, marble worktops, a large kitchen island with breakfast bar, an Aga, pantry and large stone tile flooring.

A door leads out to the rear garden. Adjacent to the kitchen is a dining room with sash windows framing the wonderful views over the surrounding countryside. The sitting room has a newly installed log burner and sash windows overlooking the rear garden. The triple aspect drawing room is a wonderful space with sash windows to the front and rear, and French doors opening out to the side terrace. A large games room completes the ground floor reception space. There is also a large cellar on the lower ground floor.

Accessed via the kitchen, the self-contained annexe has been configured to provide separate accommodation if required comprising a bedroom, utility/kitchen, cloakroom and sitting room or to be utilised as part of the main house giving the addition of an office, cloakroom, snug room and utility room.

A sweeping staircase from the hallway is a particular feature, having been hewn from a locally felled oak tree. The staircase leads up to the first floor landing which gives access to five double bedrooms, two of which benefit from en suite bathrooms, as well as a family bathroom.













FLOORPLAN

Approximate Gross Internal Floor Area  
House: 394.4 sq.m / 4,246 sq.ft  
Garage: 40.8 sq.m / 440 sq.ft  
Outbuilding: 40.2 sq.m / 433 sq.ft  
Total: 475.4 sq.m / 5,119 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outside

Great Butts House sits in an elevated position with uninterrupted views over farmland towards Bewl Water, the largest reservoir in the South East. The property is approached via an electronically operated five bar gated entrance over a long, tree-lined sweeping private driveway leading to the house and detached double garage. To the front there is large pebble drive providing ample parking for numerous cars.

To the side, there is a paved terrace with a pergola creating an ideal spot for entertaining in the warmer months. The magnificent park-like gardens wrap around the whole property. There are also paddocks as well as several outbuildings which include former stables (currently used as a log store, garden store and workshop). In all about 5.5 acres (to be verified).

Property Information

**Tenure:** Freehold

**Services:** Mains water and electricity.  
Oil-fired heating. Private drainage (Klargester).

**Local Authority:** Wealden District Council,  
Tel. 01892 653311.

**Council Tax:** Band H

**EPC:** E

**Postcode:** TN5 6EP

**What3Words:** ///pickle.will.eclipses

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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