



# 125

— YEARS OF —

**Lambert  
& Foster**



**WISHDOWN COTTAGE**

CLAPHATCH LANE, WADHURST, EAST SUSSEX, TN5 6HN



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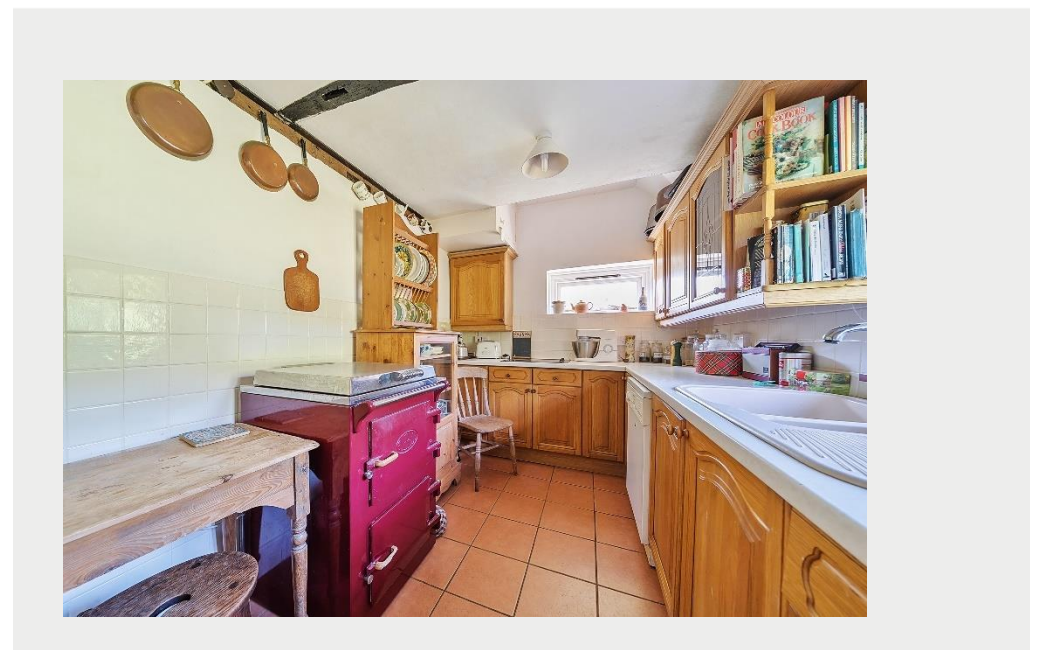


TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 46 MILES | WADHURST STATION 5 MILES

## WISHDOWN COTTAGE, CLAPHATCH LANE, WADHURST, EAST SUSSEX, TN5 6HN

A characterful unlisted period cottage with exquisite views over Bewl Reservoir with three bedrooms and a large outbuilding with full planning permission to extend to a five-bedroom family home.

ASKING PRICE £950,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this detached three-bedroom cottage with a large outbuilding with full planning permission to extend to a five-bedroom family home in a truly idyllic elevated position on a no-through lane with beautiful views across Bewl Reservoir.

The property, which is unlisted and benefits from 1035 sq. ft of internal living space, is a wonderful example of a period cottage with host of character features. The property has full planning permission to nearly double its footprint to create a large five-bedroom family home,

The property is set over two floors and includes, on the ground floor, a kitchen, sitting room, cloak room, shower room and dining room. On the first floor you find three bedrooms and a family bathroom.

Entering through the front porch you arrive in the living room. This cosy space has an inglenook fireplace, exposed beams and stairs leading to the first floor. From the living room you enter the kitchen which has a door leading directly to the rear garden. Adjacent to the living room is a well-proportioned dining room. A shower room and cloak room completes the ground floor.

Upstairs you find two double bedrooms and single bedroom and family bathroom, all located off a central landing.







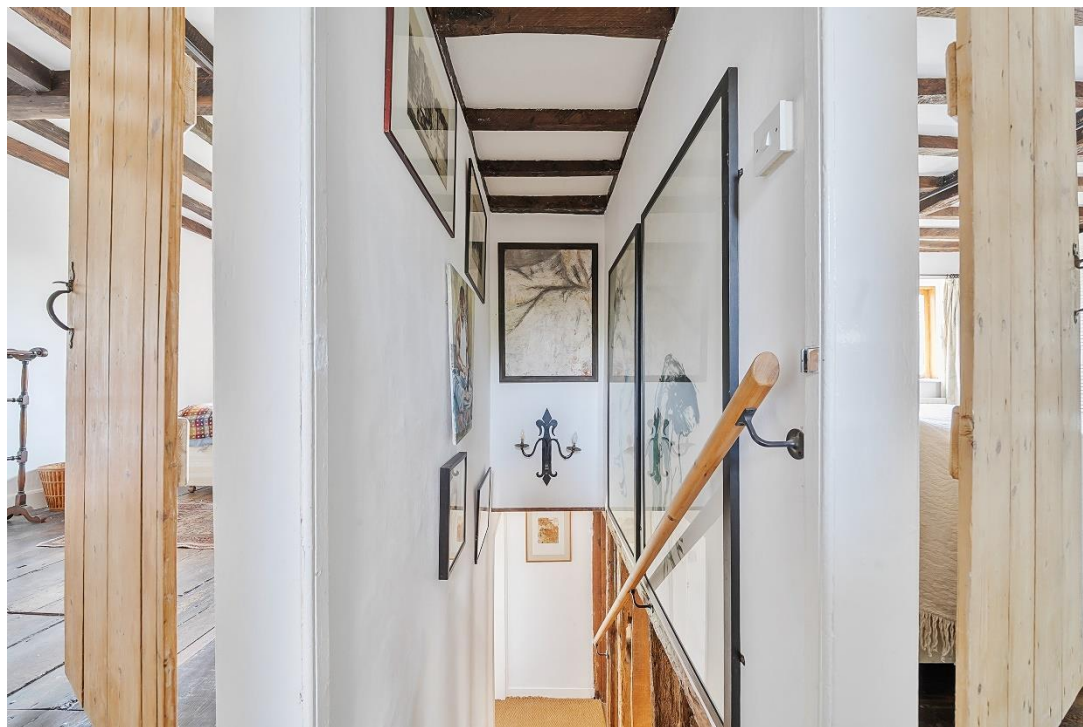
## DESCRIPTION CONTINUED

Outside, the property is approached by a shared private drive with ample parking and front and rear gardens extending to around one acre. The property is in a superb, elevated position with outstanding views across Bewl Reservoir and is surrounded by open farmland.

- Planning permission to create a five-bedroom house
- Three bedrooms
- Unlisted
- Reservoir views
- Secluded location
- Chain free



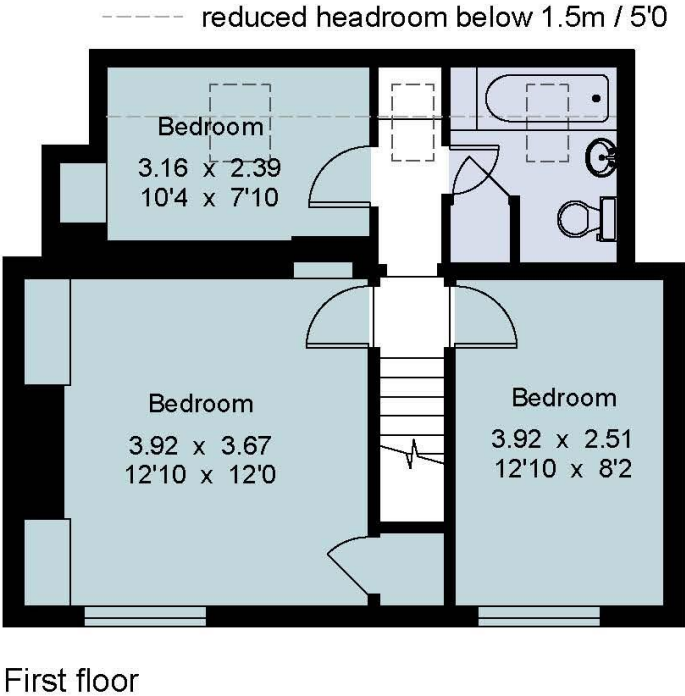
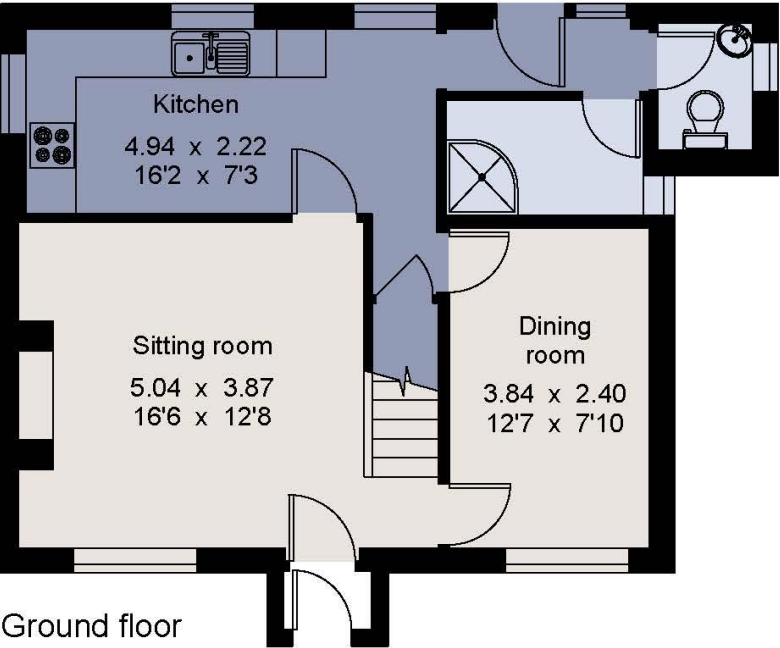
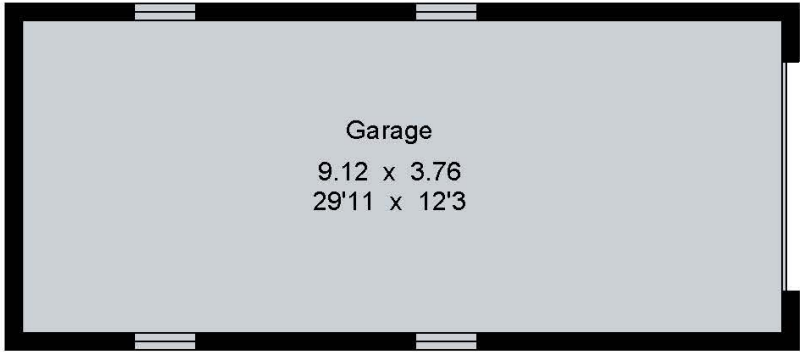




FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Wishdown Cottage, Bewl Water  
Gross internal area (approx) 96.2 sq m/ 1035 sq ft  
Garage 34.2 sq m/ 368 sq ft  
Total 130.4 sq m/ 1403 sq ft







**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**WHAT3WORDS:** ///BARMAID.INSPECTS.EXPLORER

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Private (non-compliant/requires updating) **Heating:** Oil

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** Band G **EPC:** E (42)

**FLOOD & EROSION RISK:**

Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations and tiled roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





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