



125

— YEARS OF —

**Lambert
& Foster**



GREAT BUTTS HOUSE
COUSLEY WOOD, WADHURST, EAST SUSSEX, TN5 6EP



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GATWICK AIRPORT 26 MILES | TUNBRIDGE WELLS STATION 6 MILES | WADHURST STATION 2 MILES

GREAT BUTTS HOUSE, COUSLEY WOOD, WADHURST, EAST SUSSEX, TN5 6EP

An unlisted and beautifully renovated six-bedroom country house, including a self-contained one-bedroom annexe, set within approximately 5.5 acres of magnificent park like grounds and gardens with far reaching views across to Bewl Water.

ASKING PRICE £3,000,000 FREEHOLD



DESCRIPTION

Lambert & Foster are proud to bring to market this exquisite six-bedroom family home, dating to around 1847, nestled in an idyllic private setting with far reaching and unspoilt views across the surrounding countryside to Bewl Water.

This beautiful property has been renovated to an exacting standard throughout by the current owners and has been reconfigured to provide an exceptional six-bedroom family home, including a self-contained one-bedroom annexe, and several outbuildings including former stables and garaging.

The property is approached via a private driveway with an electric five-bar gate leading to a long sweeping tree lined drive approaching the property. To the front of the house is a large pebble drive with ample parking for numerous cars.

The accommodation is set over two floors and includes on the ground floor, a kitchen, dining room, two sitting rooms and games room. Also on the ground floor is a self-contained annexe comprising of a bedroom, utility/kitchen, cloakroom and sitting room. There is also a large cellar on the lower ground floor.

Upstairs you find five double bedrooms, two ensuite bathrooms and a family bathroom.



DESCRIPTION CONTINUED

The property has been exquisitely renovated and reconfigured throughout without losing any of the beautiful period features and retaining the charm of this very special house making for a bright, light and spacious family home. The kitchen is the heart of the house with a large kitchen island complete with marble worktop, an Aga, pantry and large stone tile flooring and a door leading directly to the rear garden.

Adjacent to the kitchen is a large dining room with sash windows framing views across the surrounding countryside. There are two living rooms, one with a newly installed log burner and sash windows looking out across the rear garden while the principal living room is a truly beautiful space with double aspect sash windows and French doors leading directly to a terrace area with pergola – an ideal spot for entertaining in the warmer months. A large games room completes the downstairs living spaces while the self-contained one-bedroom annexe, which is accessed via the kitchen, has been configured to provide separate accommodation if required or to be utilised as part of the main house giving the addition of an office, cloakroom, snug room and utility room.

The sweeping staircase from the hallway is a particular feature having been hewn from a locally felled oak tree which takes you to the first-floor landing. Here you find five double bedrooms, two beautifully appointed ensuite bathrooms and a family bathroom.







GARDENS & SITUATION

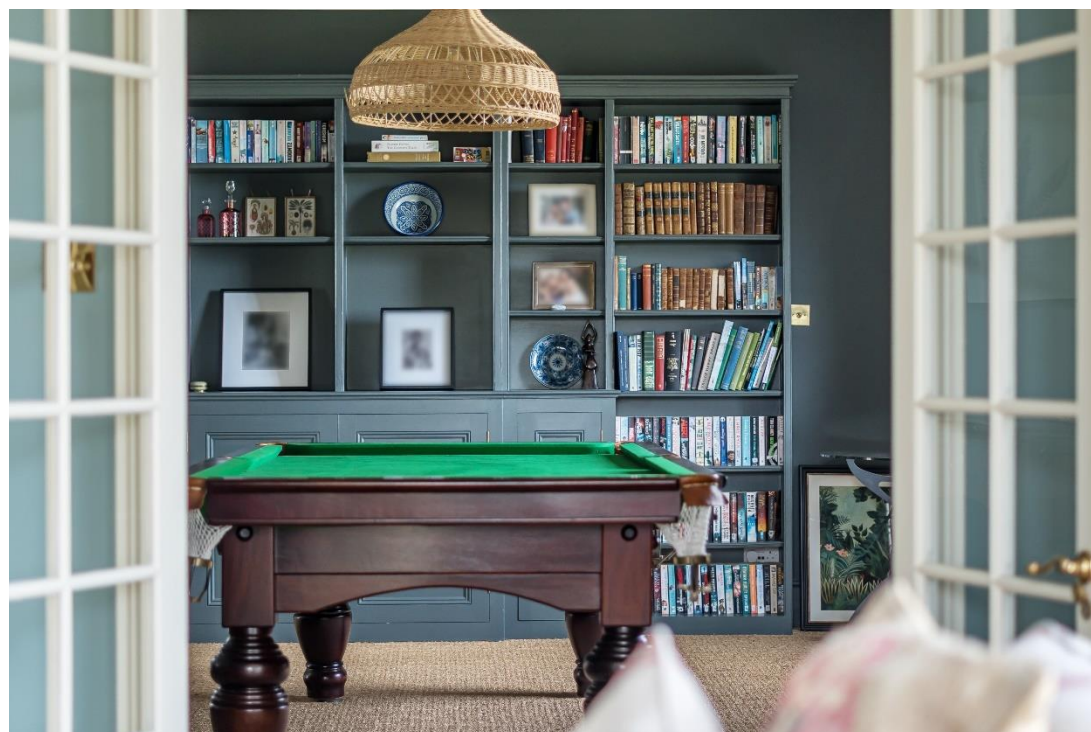
Outside, the house, which is in a private elevated position with uninterrupted views over farmland toward Bewl Water, the largest reservoir in the Southeast, is surrounded by approximately 5.5 acres of park like grounds including formal gardens that wrap around the whole property and paddocks.

There is a detached double garage accessed from the drive and former stabling is currently being used as a log store, garden store and workshop.

Great Butts House is situated in a semi-rural position in the hamlet of Cousley Wood. The neighbouring market town of Wadhurst is just a short drive with a range of local amenities including restaurants, a supermarket, butcher, pharmacy, delicatessens and cafes.

A mainline train station can be found in Wadhurst with direct links to London and the nearby town of Royal Tunbridge Wells offers more extensive shopping and eating establishments and a main line train station.

There are excellent schools in the area in both the state and private sectors including Sacred Heart in Wadhurst and Saint Ronans in Hawkhurst and excellent independent senior schools in Tunbridge Wells.









FLOORPLANS

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

Great Butts House, Cousley Wood, Wadhurst, TN5 6EP

Approximate Area = 4246 sq ft / 394.4 sq m

Garage = 440 sq ft / 40.8 sq m

Outbuilding = 433 sq ft / 40.2 sq m

Total = 5119 sq ft / 475.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lambert and Foster Ltd. REF: 1257226



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

WHAT3WORDS: ///PICKLE.WILL.ECLIPSES

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Private Klargestor **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.wealden.gov.uk

COUNCIL TAX: Band H **EPC:** E (54)

PHYSICAL CHARACTERISTICS: Brick elevations and slate 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.

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