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PILCHER**

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- 3 Bedroom Period Property
- Attractive Village Location
- A Wealth of Period Features
- Arranged Over Three Floors
- Garages & Off Road Parking
- Energy Efficiency Rating: F

Monks Lane, Wadhurst

GUIDE PRICE £450,000 - £475,000

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Wendell Cottage, 3 Monks Lane, Wadhurst, TN5 6EN

Located in the hamlet of Cousley Wood on the outskirts of Wadhurst village, a most impressive and attractive three bedroom period property. It is arranged over three levels with a host of period features including extensive areas of woodwork to the walls and ceilings, an open fireplace to the lounge and with generous reception space in the form of a large sitting room and further large dining room and good bedroom sizes over the upper two floors. The property enjoys pleasant low maintenance gardens to both front and rear and has the real bonus of two single garages and parking immediately outside of them. Located on a peaceful lane and with attractive views over the adjacent cricket pitch, this most appealing property is absolutely worthy of consideration with great potential to become a most attractive home.

Access is via a solid door to:

LOUNGE:

Of a good sized with excellent space for lounge furniture and for entertaining, various media points, two radiators. Door to understairs cupboard. Exposed brick open fireplace with a brick surround and areas of wooden beams to both wall and ceiling. Georgian style double glazed windows to the front and rear. Stairs to the first floor. Door to kitchen and further door to:

DINING ROOM:

Of a good size with excellent space for further lounge furniture as well as a table and chairs. Good areas of exposed pine floorboards, radiator. Cast iron wood burner inset to an exposed brick chimney, areas of exposed wooden beams to the ceiling, two radiators. Georgian style double glazed windows to the front.

KITCHEN:

Of a galley style with exposed stone paved floors, radiator, areas of sloping ceilings, areas of exposed painted brick work. Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl sink with mixer tap over. Inset four ring gas hob with tiled splashback and extractor over. Integrated double electric oven. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler, inset spotlights to the ceiling. Sets of Georgian style windows to the side each with fitted blinds. Partially glazed door to the rear garden. Door leading to:

CLOAKROOM:

Fitted with a low level WC, wall mounted wash hand basin with mixer tap over, stone floor. Georgian style window to the side with fitted blind.

FIRST FLOOR LANDING:

Carpeted, areas of exposed woodwork to the wall and ceiling. Door to:

BATHROOM:

Fitted with a pedestal wash hand basin with tiled splashback, low level WC, panelled bath with mixer tap over and single head shower attachment with further electric shower head over, concertina glass screen. Tiled floor, areas of wooden panelling to the walls, areas of wall tiling, curtain concealing stairs leading to the second floor, wall mounted towel radiator, exposed beams to the ceiling. Opaque double glazed window to the rear with fitted blind.



BEDROOM:

Areas of wood effect flooring, exposed beams to ceilings and walls, radiator. Door to an undertsairs storage area. Georgian style double glazed window to the front.

BEDROOM:

Of a particularly good size with space for a double bed and associated bedroom furniture. Exposed beams to wall and ceiling, two radiators, feature recess (formerly a fireplace). Fitted cupboard. Georgian style double glazed windows to the front and rear.

SECOND FLOOR BEDROOM:

A particularly striking bedroom with especially good areas of exposed beams and woodwork and a feeling of great character. Carpeted, radiator, areas of sloping ceiling, further areas of wood panelling to one wall. Space for double bed and associated bedroom furniture. Window to the side.

OUTSIDE FRONT:

A low maintenance front garden with areas of retaining hedging and picket fencing mostly set to stone chippings with a brick path between the gate and the covered front door.

OUTSIDE REAR:

Essentially a low maintenance rear garden set to paving stone with generous space for garden furniture and for entertaining. There are areas of raised shrub beds, external tap. Gate leading to the rear. The property owns the two single garages each with black doors and electric to the immediate right of the rear gate and has the right to park outside of each garage as well.

SITUATION:

Set on the outskirts of Wadhurst in a semi-rural location overlooking the cricket ground. On a direct safe path to Wadhurst village which lies 1.5 miles away and very close to a historic pub & restaurant and Bewl Water-both accessible by foot. Situated close to both Wadhurst & Lamberhurst which offer a wider range of services including - for the former - both primary and secondary schools, two well stocked supermarkets and a host of independent retailers with further restaurants and public houses. The latter has another primary school and a popular village store. Open areas of Wealden countryside are very much at hand and the larger spa town of Royal Tunbridge Wells is some eight and a half miles away with an excellent selection of well regarded schools at primary, secondary, grammar and independent levels, alongside shopping facilities at the Royal Victoria Place and Calverley Road pedestrianized precinct. In general the area is well served with railway stations with the nearest connections being at nearby Wadhurst, Bells Yew Green, Tunbridge Wells and High Brooms. This pretty and well maintained cottage is in a pleasant and peaceful area, offering good access to facilities should one require them. We do encourage an early appointment to view.

TENURE:

Freehold

COUNCIL TAX BAND:

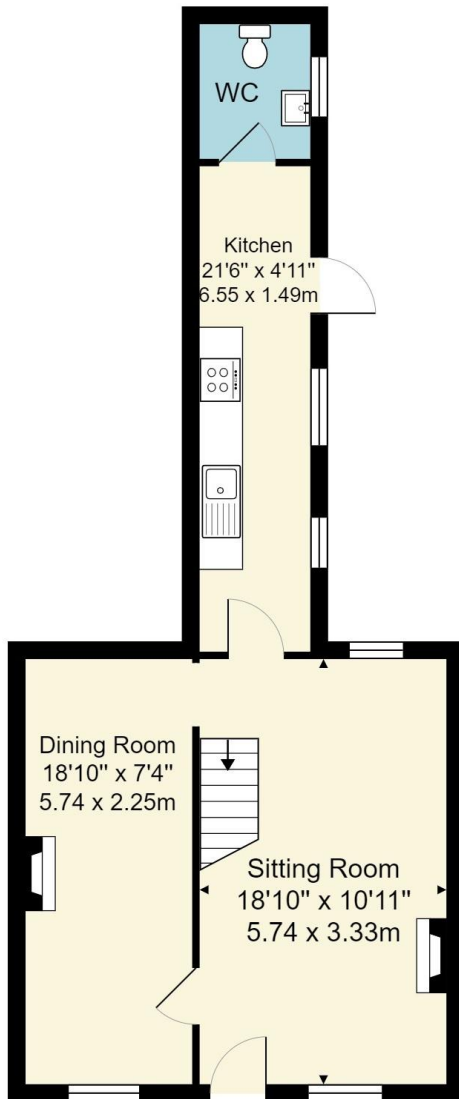
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VIEWING:

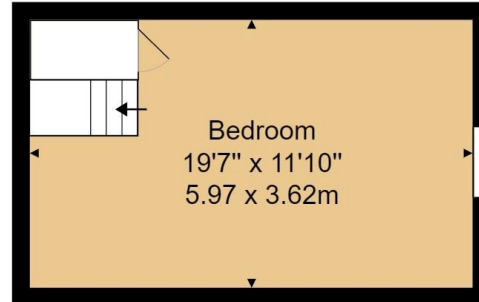
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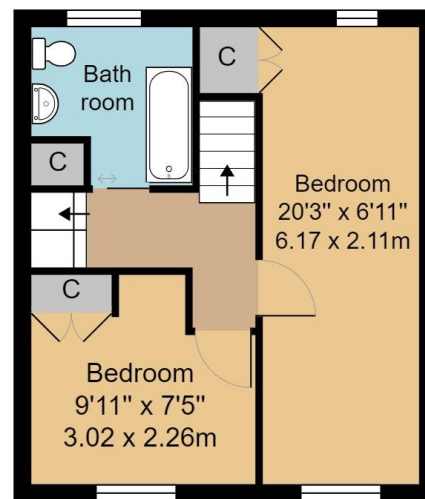
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		32 F
1-20	G		



Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area 1031 ft² ... 95.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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