



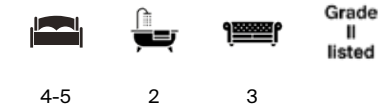
WYCK COTTAGE

Woods Green, Wadhurst, East Sussex



BEAUTIFULLY REFURBISHED PERIOD HOUSE

This wonderful Grade II listed house offers characterful family accommodation with fabulous rural views as well as a Grade II listed unconverted oast house and delightful gardens and grounds, set in an idyllic rural position yet only just over a mile from excellent amenities.



Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

Wadhurst 1.2 miles. Wadhurst station 1.8 miles (London Bridge from 54 minutes). Mayfield 5.6 miles. Tunbridge Wells 6.4 miles (London Bridge from 45 minutes). London 45 miles

Postcode: TN5 6QS www.what3words.com/written.daytime.headsets



DELIGHTFUL RURAL SETTING, YET CLOSE TO AMENITIES

The property occupies a delightful setting within the High Weald National Landscape Area, in the small hamlet of Woods Green, and enjoys fabulous rural views. The popular town of Wadhurst is just over a mile away and is well-served with shops and amenities for everyday needs as well as a mainline station providing an excellent commuter service to London. The pretty 16th century village of Mayfield also provides a good range of local shops, post office, pub and popular restaurant/hotel. A more comprehensive range of amenities are available at nearby Tunbridge Wells. There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Marlborough House Vinehall in Robertsbridge, St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.





WYCK COTTAGE OVERVIEW

Wyck Cottage is a wonderful Grade II listed detached period house, believed to date back to the 17th century or earlier, with attractive red tile-hung elevations under a tiled roof. The property has been sympathetically refurbished and offers characterful and beautifully presented family accommodation totalling approximately 3143 square feet, arranged over three floors.

In addition to the main house there is a Grade II listed unconverted oast house offering huge potential as well as delightful gardens and grounds totalling about 0.7 of an acre which adjoin open countryside.





A WONDERFUL FAMILY HOUSE WITH FABULOUS RURAL VIEWS

Internally, the current owners have sympathetically refurbished the accommodation to retain the character and features of the period which include a wealth of exposed bricks, beams and timbers as well as fireplaces with wood burners. The reception space flows very well and includes a sitting room with an attractive fireplace with alcoves either side and a wood burner as well as a window overlooking the front gardens. A door leads through to a study/home office which has a range of fitted bookshelves and cupboards as well as a fireplace with brick surround and a wood burner. The spacious country kitchen/breakfast room includes bespoke fitted units with granite worktops, a Belfast sink overlooking the gardens, Aga cooker and a large central island with an oak worktop and breakfast bar. The kitchen opens into the triple aspect dining room which has a vaulted ceiling and French doors opening out to the rear terrace and gardens, ideal for entertaining. There is also a useful utility room off the kitchen.

On the first floor there are three good sized bedrooms, one of which has an en suite w.c., as well as a fabulous bathroom with exposed beams, a free-standing bath on a raised plinth and a separate walk-in shower.

The second floor provides an impressive principal bedroom suite with a vaulted ceiling, exposed timbers and a beautifully appointed en suite bathroom which also benefits from a free-standing bath and separate walk-in shower. Open plan to the bedroom there is a substantial dressing room / study / sitting room which offers flexibility for a variety of uses and enjoys far-reaching rural views.

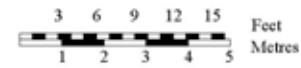




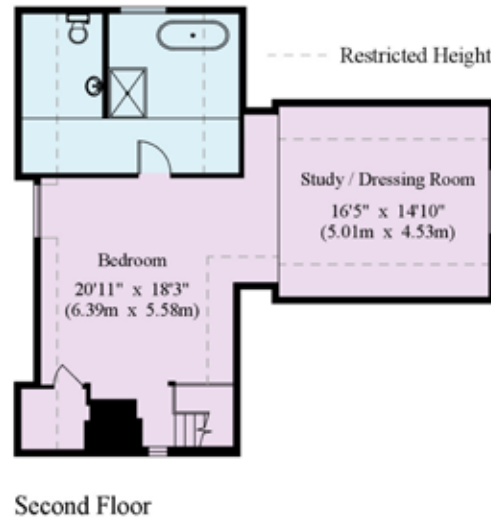
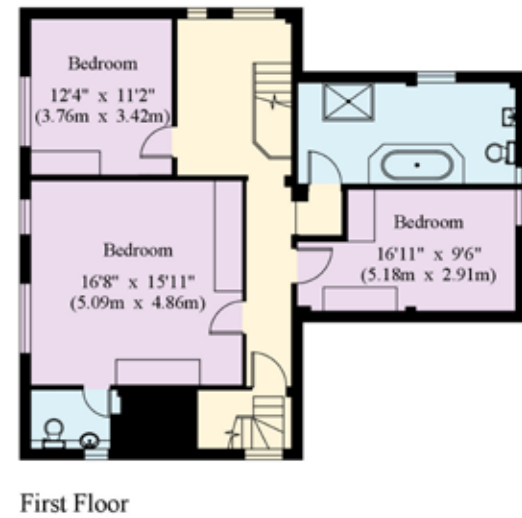
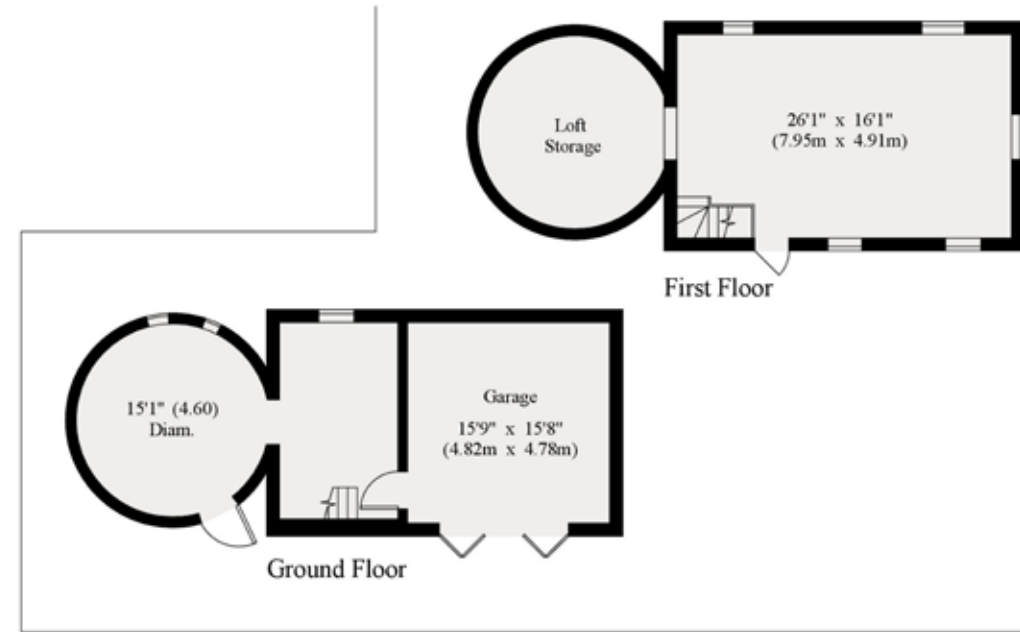
THE OAST HOUSE AND DELIGHTFUL GARDENS

The house is approached over a private driveway leading to the main house, oast house and parking area. Attached to the house, there is a small workshop and a log store. To the rear, a paved terrace is ideal for al fresco dining whilst enjoying the wonderful views over the surrounding countryside. The delightful gardens surrounding the house are laid to lawn with a multitude of mature trees, shrubs and plants. The gardens include a stream with a charming wooden footbridge as well as a greenhouse and an orchard. In all about 0.7 of an acre.

Adjacent to the house, the Grade II listed unconverted oast house offers huge potential (subject to obtaining the necessary planning consents). Lapsed Planning Permission exists to convert the oast to ancillary accommodation. Further details available at www.wealden.gov.uk Ref: WD/2015/2031/F.



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Approximate Gross Internal Area =
House: 292.0 sq m / 3143 sq ft. Oast: 109.1 sq m / 1174 sq ft.
TOTAL: 401.1 sq m / 4317 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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