



**4 Woods Green Cottages**  
Wadhurst, East Sussex

A pretty and beautifully presented 2 double bedroom mid terrace period cottage, full of character and charm, benefiting from having a lovely outlook to the front and rear and from being situated in a quiet location on the outskirts of the village, within easy reach of amenities.

## Guide price £395,000 Freehold



**Situation:** 4 Woods Green Cottages is situated in the quiet hamlet of Woods Green on the outskirts of the sought after village of Wadhurst, which was voted the Best Place to Live in 2023, and is approximately 1½ miles of the bustling High Street. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1¾ miles distant and provides a regular service to London Bridge/ Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast.

The regional centre of Tunbridge Wells is just 6½ miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

**Description:** The property is a pretty mid-terrace period cottage with rendered external elevations beneath a tiled roof, benefitting from double glazing throughout. Beautifully presented, the cottage offers light and well-balanced accommodation full of character and charm, and has been thoughtfully improved by the current owners, including a new roof in 2022 and extensive garden landscaping with new close-board fencing added in 2024.

Arranged over three floors, the accommodation comprises, on the ground floor, a welcoming sitting room featuring an attractive brick fireplace with wood-burning stove, and a modern kitchen/diner fitted with a range of wall and base units and integrated appliances including a gas hob, oven and fridge/freezer, with space for a dishwasher and washing machine. A useful utility area is located within part of the outbuilding immediately outside the kitchen door.

On the first floor, an airy landing leads to a double bedroom with a pretty feature fireplace, two fitted wardrobes and delightful views over open fields to the front, along with a well-appointed bathroom fitted with both a bath and separate shower. The second floor provides a further dual aspect double bedroom, featuring a dormer window to the rear.

Externally, the property enjoys a small front garden enclosed by picket fencing, with a gate leading to the front door and two additional gates providing bin access. To the rear, an outbuilding and a useful covered passage lead through to the recently landscaped south-facing garden. A good-sized patio provides an ideal space for outdoor entertaining, with feature dwarf walls leading onto a wood chip path that winds through newly planted borders to a further seating area—perfect for enjoying the peaceful setting and views across the adjoining countryside.

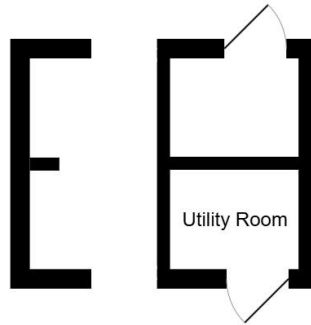
At the far end of the garden, there is a greenhouse and a dedicated vegetable growing area with raised beds, ideal for those looking to embrace a more self-sufficient lifestyle. The garden is fully enclosed, with close-board fencing to the sides and post-and-rail fencing to the rear.

For those working from home, the property also benefits from full fibre broadband connected directly to the premises (FTTP), ensuring fast and reliable connectivity.

**Services:** Mains water and electricity. Gas central heating **Local authority:** Wealden District Council (01892) 653311 **EPC rating:** C  
**Council tax band:** C (£2397.86 2026/27) **Property address:** 4 Woods Green Cottages, Woods Green, Wadhurst, East Sussex TN5 6QN

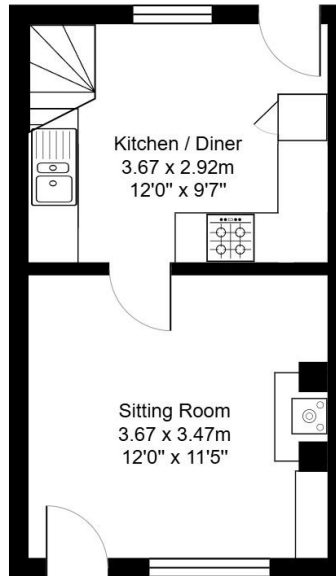
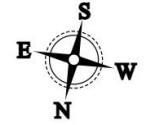
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Outbuilding  
Area: 8.5 m<sup>2</sup> ... 92 ft<sup>2</sup>

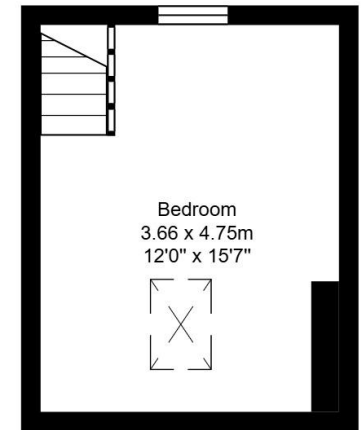
Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Ground Floor  
Area: 24.0 m<sup>2</sup> ... 259 ft<sup>2</sup>



First Floor  
Area: 24.0 m<sup>2</sup> ... 259 ft<sup>2</sup>



Second Floor  
Area: 17.4 m<sup>2</sup> ... 187 ft<sup>2</sup>



**Important notice:**  
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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