



**MIRIAMS COTTAGE**  
BEST BEECH HILL, WADHURST, EAST SUSSEX, TN5 6JT



**Lambert  
& Foster**

WADHURST STATION 2.6 MILES | TUNBRIDGE WELLS 7.3 MILES | GATWICK AIRPORT 44 MILES

## MIRIAMS COTTAGE, BEST BEECH HILL, WADHURST, EAST SUSSEX, TN5 6HT

A charming detached two-bedroom cottage in an idyllic semi-rural setting in Best Beech Hill on the outskirts of Wadhurst. This wonderful property has a host of character features, off street parking and is offered to the market chain free.

ASKING PRICE £390,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this charming detached two-bedroom cottage in an idyllic semi-rural setting in Best Beech Hill on the outskirts of Wadhurst. This wonderful property has a host of character features, off street parking and is offered to the market chain free.

Miriams Cottage, which is set over one floor, has approximately 678 sq. ft. of living space and offers bright a spacious living accommodation including a kitchen, bathroom, two bedrooms and a sitting room.

Entering the property, you come to a central hallway and to your left a large triple aspect carpeted sitting room with a fireplace with a wood burning stove and exposed beams. Adjacent to the sitting room is a separate kitchen with ample worktop space, wall and floors cabinets and an integrated cooker and hood, a washing machine and dishwasher. There is a large shower room and two bedrooms with the master bedroom benefitting from large in-built wardrobes.



## DESCRIPTION CONTINUED

The property is approached by a long sweeping shared drive that has been recently resurfaced leading to a parking area for the cottage. The cottage has a newly landscaped garden.

- Two bedrooms
- Chain free
- Character features
- Parking
- Wood burning stove
- Garden





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

**WHAT3WORDS:** /// LIFEBOATS.HILLTOP.NIMBLY

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity: Mains Water: Mains Sewerage: Private drainage 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](http://www.wealden.gov.uk)

**COUNCIL TAX:** TBC **EPC:** E

**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 & weatherboard elevations with 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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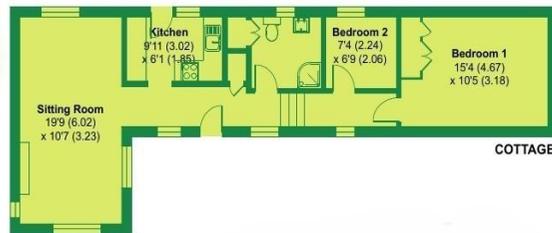
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#### FLOORPLANS

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

Cottage = 678 sq ft / 62.9 sq m

For identification only - Not to scale





**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**

Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

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Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

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