



BEECHLANDS COTTAGES, BEST BEECH HILL

WADHURST - Guide Price £750,000 - £775,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

4 Beechlands Cottages, Best Beech Hill, Wadhurst, TN5 6JT

Entrance Hallway - Cloakroom - Sitting Room With Wood Burning Stove - Dining Room With Wood Burning Stove - Garden Room - Kitchen/Breakfast Room - Utility Room - First Floor Landing - Main Bedroom With En-Suite - Two Further Bedrooms - Family Bathroom - Front Garden With Driveway - Large Rear Garden With Rear Access To Detached Garage

A delightful three double bedroom extended semi detached family home, beautifully presented with large garden, garage and ample parking, situated between Mark Cross and Wadhurst.

Front door to:

ENTRANCE HALLWAY:

Wooden flooring with underfloor heating, inset spotlights, built-in shoe cupboard, staircase, doors to:

CLOAKROOM:

Low level WC, pedestal wash hand basin with chrome taps, tiled floor, extractor fan.

SITTING ROOM:

Wooden flooring with underfloor heating, wood burning stove, exposed feature beam, inset spotlights. Leaded double glazed bay window to front.

DINING ROOM:

Wooden floors with underfloor heating, wood burning stove, exposed timbers, inset spotlights.

GARDEN ROOM:

Wooden floors with underfloor heating, two skylight roof windows, windows to rear and double doors opening to rear garden.

KITCHEN/BREAKFAST ROOM:

Handcrafted bespoke base and wall units with granite works surfaces. Sunken Butler sink with chrome mixer tap. Range oven with extractor hood, down lamps. 'Bosch' integrated dishwasher, double integrated fridge/freezer, built-in wine rack. Breakfast bar. Wooden floor with underfloor heating, inset spotlights. Side leaded double glazed window to rear aspect and external door to side.



UTILITY ROOM:

Fitted with a range of base units, stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, housed heat pump facility, tiled floor, inset spotlights. Frosted leaded double glazed window to front and side.

FIRST FLOOR LANDING:

Eaves storage, access to loft, inset spotlights. Velux window to side. Doors to:

BEDROOM 1:

Double glazed leaded windows to front and side, underfloor heating, door to:

EN-SUITE SHOWER ROOM:

Double shower cubicle, wall mounted wash hand basin, low level WC, heated towel rail, tiled floor with underfloor heating, extractor fan. Frosted double glazed window to front.

BEDROOM 2:

Underfloor heating. Leaded double glazed window to rear aspect.

BEDROOM 3:

Underfloor heating, eaves storage. Leaded double glazed window to rear aspect.

FAMILY BATHROOM:

Fitted with a suite comprising roll top bath, wash hand basin with vanity unit and chrome taps, low level WC. Tiled floor with underfloor heating, part tiled walls, heated towel rail, inset spotlights. Leaded frosted double glazed window to side.

OUTSIDE FRONT:

Gated entrance with shingle driveway providing parking for three to four vehicles, lawn section, hedge screening, heat pump, side access.

OUTSIDE REAR:

Large private lawn with high hedge screening and Indian sandstone patio section. Outside tap and rear access gate to detached garage that can be also accessed via a private side road.



SITUATION:

Located outside of Wadhurst at Best Beech Hill the property enjoys good access to the nearby village of Wadhurst which has highly regarded primary and secondary schools and a number of excellent smaller supermarkets and independent retailers suitable for every day needs, alongside doctors surgery etc. There is also a primary school in the village of Mark Cross. The larger town of Tunbridge Wells is some 7 miles distant with a wider range of social, retail and educational facilities to include a number of sports and social clubs, theatres, a wide range of both multiple and independent retailers and a number of highly regarded schools at primary, secondary, grammar and independent levels. Wadhurst enjoys a main line railway station offering fast and frequent services to both London termini and the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity

Heating - Air Source Heat Pump, Underfloor, Electric

Private Drainage - Septic Tank

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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Approximate Area = 1482 sq ft / 137.6 sq m

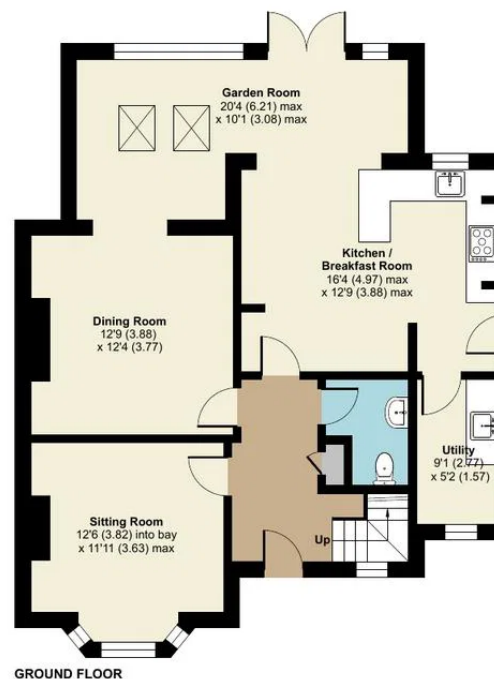
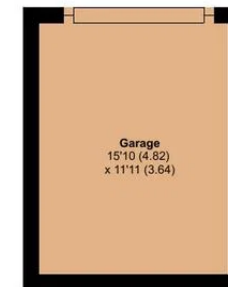
Limited Use Area(s) = 55 sq ft / 5.1 sq m

Garage = 189 sq ft / 17.5 sq m

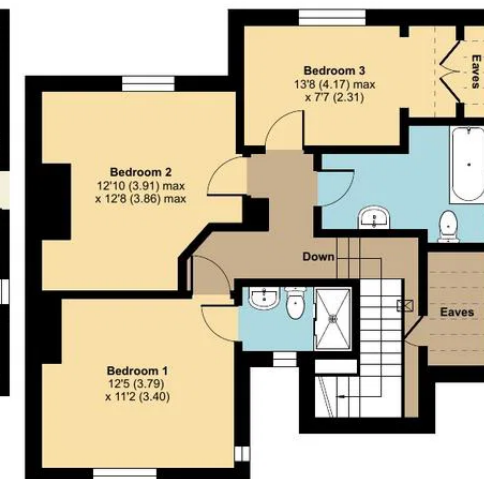
Total = 1726 sq ft / 160.2 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom2026. Produced for Wood & Pilcher. REF: 1503570

