



**Rosemary Cottage**  
Pell Green, Wadhurst,  
East Sussex

A pretty and beautifully presented 2 double bedroom semi-detached period cottage, providing a living space full of character and charm, situated in a convenient semi-rural location on the outskirts of Wadhurst, within walking distance of Bewl Water and within easy reach of the village High Street and commuter services. NO CHAIN.

## Guide price £425,000 Freehold

**Situation:** Rosemary Cottage is situated in an Area of Outstanding Natural Beauty in a small hamlet approximately 1½ miles from the centre of Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times, a much sought after village with its bustling High Street which includes an excellent range of shops and services for everyday needs including a Jempson's Local store, cafes, butcher, pharmacy, post office, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 2 miles distant and provides a regular service to London Charing Cross/Cannon Street in an hour. The A21 is also within easy reach and links with the M25 and coastal routes. The regional centre of Tunbridge Wells is about 6 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 which is within walking distance of the cottage and is 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 most attractive semi-detached cottage that has been sympathetically refurbished to combine period features with modern day tastes, providing a living space full of character and charm, including an abundance of lovely exposed timbers, which is light and beautifully presented throughout, benefiting from double glazed windows and attractive external elevations of brick, render, sandstone and tile hanging beneath a tiled roof.

Arranged over three floors the accommodation includes on the ground floor; a front door leads into a double aspect sitting/dining room with a feature brick fireplace with a wood burning stove, exposed timbers and stairs leading to the first floor with a useful understairs cupboard, a well appointed kitchen with a range of modern shaker style floor units with solid wood worksurfaces over, a butler sink, a 5 ring gas hob with an oven beneath, an integrated dishwasher, an integrated washer/dryer, a large American style fridge/freezer and under floor heating. On the first floor there is a landing with exposed wall timbers which leads to a double aspect double bedroom with exposed wall timbers, bespoke fitted wardrobes, eaves storage cupboards and views over the surrounding countryside, and a modern family bathroom. Stairs from the landing lead to another double aspect double bedroom with views over the surrounding countryside.

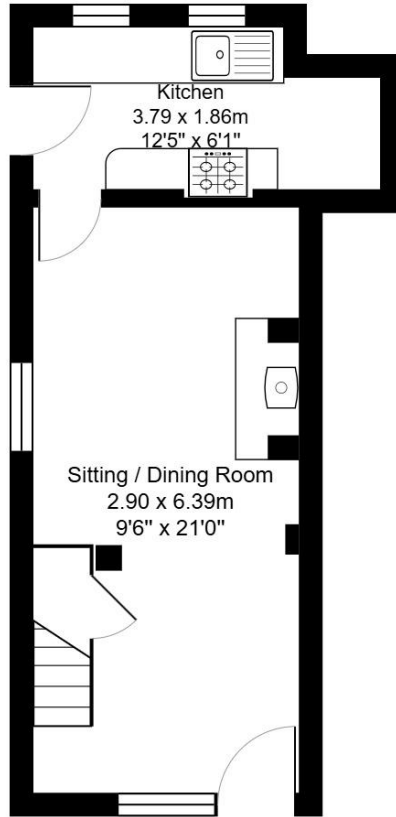
Outside, the front of the cottage has been landscaped with feature gravel and paving (parking is possible for a small car) and there is a shared drive which leads through double gates and continues down the edge of the garden to an area of parking for one car. The pretty landscaped cottage garden is mainly laid to lawn with a variety of plants and shrubs and there is a terrace with a pergola over to the rear of the cottage, which is ideal for outdoor entertaining and for enjoying the garden. There is a feature copper beech hedge, trained in the espalier way (as found in France) surrounding the garden, as well as a feature brick wall and close board fencing. There is a useful shed and the shared drive and parking has fencing on all sides.

**Services:** Mains water and electricity. Gas central heating  
**Local Authority:** Wealden District Council (01892) 653311  
**Current Council Tax:** C (£2,397.86 per annum)  
**Current EPC Rating:** D  
**Property address:** Rosemary Cottage, Pell Green, Wadhurst, East Sussex TN5 6EF

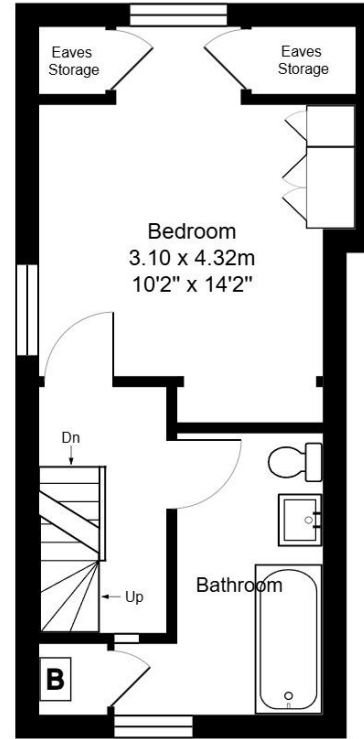


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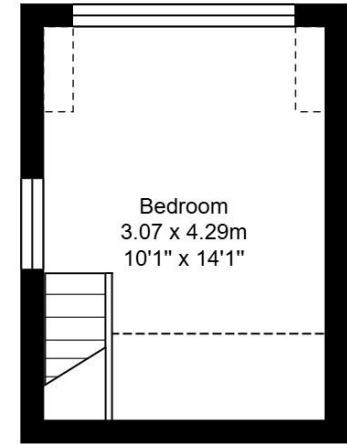
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 25.3 m<sup>2</sup> ... 272 ft<sup>2</sup>



First Floor  
Area: 24.1 m<sup>2</sup> ... 259 ft<sup>2</sup>



Second Floor  
Area: 13.1 m<sup>2</sup> ... 142 ft<sup>2</sup>



**Total Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

**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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