



## Crouch House

Churchsettle Lane,  
Wadhurst, East Sussex

A very pretty 4-bedroom Grade II listed link detached cottage, set within mature gardens of just under a third of an acre, enjoying a lovely outlook over adjoining countryside, situated in a wonderfully quiet, rural location within easy reach of village amenities and the station.

## Guide price £825,000 Freehold



**Situation:** The property is situated in a quiet, rural position off a small lane within 2¼ miles of Wadhurst village. Wadhurst was voted the best place to live in the UK in 2023, with its bustling High Street offering an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well regarded Uplands Academy and Sports Centre.

For the commuter, Stonegate and Wadhurst mainline stations are approximately 3½ and 4 miles distant respectively and provides a regular service to London Bridge/Charing Cross in just over an hour. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 8½ miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with numerous local footpaths offering excellent walking, including Batts Wood, Wadhurst Park and Snape Woodlands. Bewl Water Reservoir is also with easy reach, reputedly the largest area of inland water in the Southeast, offering a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

**Description:** Crouch House is an exceptionally pretty Grade II listed link detached period cottage dating from the 17<sup>th</sup> Century with external elevations of brick and tile hanging beneath a clay tiled roof. The cottage has been well maintained and benefits from period features throughout including an abundance of exposed beams, latch doors and oak flooring, and provides spacious and flexible accommodation of approximately 1,637sq.ft/152.1sq.m, with most of the rooms enjoying a lovely outlook of the gardens.

Arranged over two floors, the accommodation includes: a sitting room with an Inglenook fireplace with oak bressummer, window to front and open stud work through to a rear hall with slate flooring and a door leading out to the garden; a cloakroom/shower room; a study with a vaulted ceiling and door leading out to the front garden; a double aspect dining room with space for a large table; a good-sized, triple aspect kitchen/breakfast fitted with a range of painted wood wall and base units with solid wood work surfaces, Belfast sink, tiled floor, space for appliances and a door leading out to the garden. An oak staircase from the rear hall leads to the first floor with a galleried landing and four/five bedrooms, which all enjoy a lovely outlook over the gardens and surrounding countryside. The main bedroom is double aspect and has built-in wardrobes, an ensuite bathroom and a dressing room, offering adaptable additional bedroom accommodation, if required. There are three further bedrooms, all with an attractive outlook and two with built-in wardrobes and wash hand basins.

Outside, a gate from the lane leads to a gravel pathway giving access to the front of the house and to a rear entrance into the kitchen/breakfast room with a covered arbour with mature wisteria and clematis. There is a parking area off the lane with a further gate giving access to the property and the mature gardens, which wrap around the cottage on three sides and back on to a field with a backdrop of woodland and Wadhurst Park beyond. The gardens offer a good degree of privacy with different areas giving full enjoyment of the lovely surroundings. The garden is mainly laid to lawn with a variety of mature shrubs and trees. There is a gravel and paved terrace spanning the rear of the cottage with well stocked flower borders and a summerhouse. The west facing garden is dog proof and bordered by post and rail fencing and hedging.

**Services:** Mains water and electricity. Oil central heating. Private drainage.

**EPC rating:** Exempt

**Local Authority:** Wealden District Council (01892) 653311

**Council Band:** G (2025/26 - £4,495.97 per annum)

**Property address:** Crouch House, Churchsettle Lane, Wadhurst, East Sussex TN5 6NH

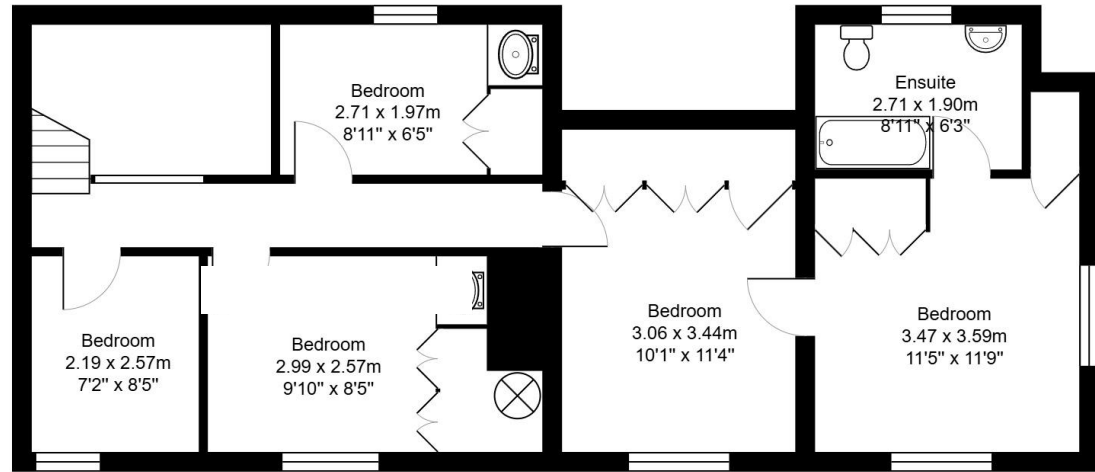
01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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

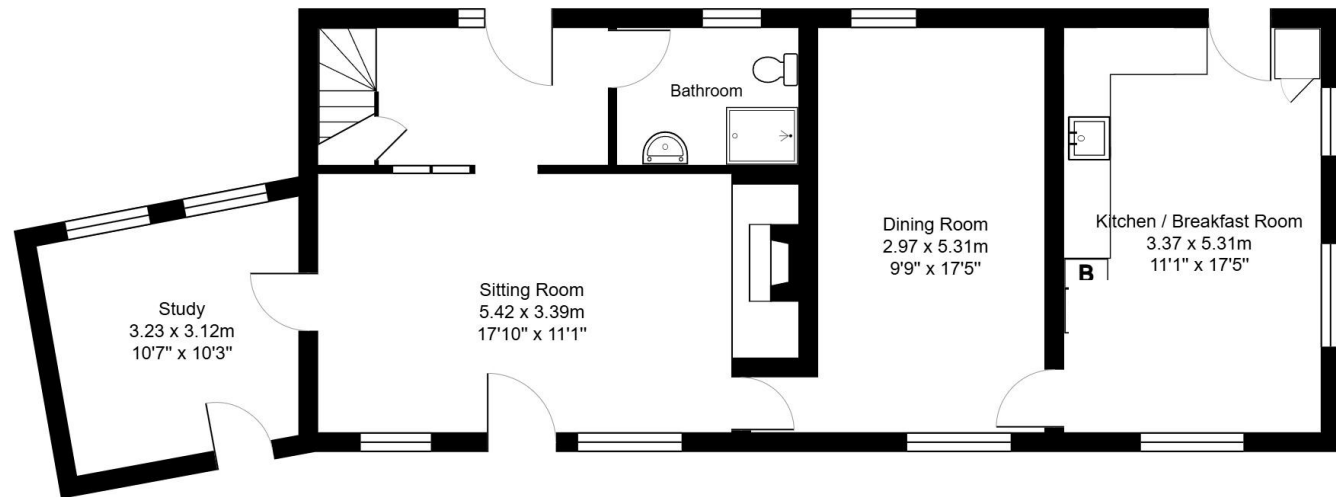


Total Area: 152.1 m<sup>2</sup> ... 1637 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



First Floor  
Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup>



Ground Floor  
Area: 80.5 m<sup>2</sup> ... 867 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.



01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)