



GARDEN COTTAGE

Bassetts Lane, Wadhurst Road, Mark Cross, East Sussex



A CHARMING PERIOD HOUSE WITH UNIQUE GARDENS

A rare opportunity to acquire a tastefully renovated attached family home, set within delightful south-facing gardens with an abundance of mature trees, seasonal planting, a private walled garden, courtyard and a restored Victorian glasshouse.

			EPC
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Local Authority: Wealden District Council

Council Tax band: E

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage (shared sewage plant). EV charging point.

Wadhurst station 3 miles (London Bridge from 56 minutes). Frant 5.2 miles (London Bridge from 53 minutes). Tunbridge Wells 7.5 miles (London Bridge from 44 minutes).

Postcode: TN6 3PE www.what3words.com/twinkled.reframe.spin



FABULOUS RURAL LOCATION YET CLOSE TO AMENITIES

The property is located in a wonderfully peaceful rural setting, half a mile down a no-through private country lane. Nearby Wadhurst is well served with shops, pubs, cafes and other amenities for everyday needs as well as a mainline station providing an excellent commuter service to London. Further facilities are available at Rotherfield, Crowborough and Tunbridge Wells. Rail services are also available from Frant and Crowborough with a regular service to London. There is a good choice of schooling in the area, in both the state and private sectors, including Holmewood House Preparatory School (Langton Green), Rose Hill and The Mead (Tunbridge Wells), The Skinners' School (Tunbridge Wells), Mayfield School (girls), Skippers Hill Manor Preparatory School (Five Ashes), Bede's (Upper Dicker and Eastbourne), and Uplands Community College (Wadhurst). There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.







CHARACTERFUL FAMILY HOME SET WITHIN UNIQUE GARDENS

This charming attached period house has been tastefully renovated by the current owners to create a fabulous family home. Internally, the unlisted property provides three reception rooms, a study, four double bedrooms, two bath/shower rooms and an integral garage. On the ground floor, the well-proportioned living space flows well with an overall feeling of calm and comfortability. The open plan kitchen / dining room is well-appointed with high end fittings, red brick flooring and a large sliding glass door with views over the established courtyard. There is also a ground floor w.c. On the first floor, the principal bedroom benefits from a 'Jack and Jill' style en suite and enjoys fabulous views over the surrounding countryside. The three remaining well-proportioned bedrooms and family shower room are beautifully decorated throughout.

Outside the property gives credence to its history as the gardener's cottage and sits within three quarters of an acre comprising a private walled garden with outstanding countryside views and a yew hedge enclosed courtyard. The delightful south-facing gardens have direct access to gorgeous countryside walks.

The walled garden is a unique and charming feature that sets this property apart from many others in the local area. The private and well-maintained established gardens have an abundance of attractive trees and flowers. There is also a wonderful renovated Victorian glass house, used as an outdoor entertaining space, with terracotta tiled floor, central covered pond and a wood burning stove. In all the property extends to about three quarters of an acre.





Approximate Gross Internal Area =
House: 184 sq m / 1981 sq ft. Limited Use Area(s): 5.7 sq m / 62 sq.ft. Garage: 17.3 sq m / 187 sq ft.
Outbuildings: 61.3 sq m / 660 sq ft. TOTAL: 268.4 sq m / 2890 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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