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Individual Property : Individual Service



Offered with no chain - A much loved semi-detached cottage offering superb scope for updating and extending, subject to the necessary consents, located in this popular hamlet on the outskirts of Wadhurst, with South facing rear garden, front garden, off-road parking, garage and outbuilding. EPC: F

Guide Price £450,000 Freehold



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Great Butt Cottage

Cousley Wood, Wadhurst, TN5 6EP

Guide Price £450,000 Freehold

Believed to date back to circa 1850, this charming semi-detached cottage comes to the market for the first time in over fifty years, having been a much loved home during that time.

Character features include drop latch internal doors, multi-pane casement windows with decorative ironmongery, stable style doors to the rear, open fireplace in the sitting room, exposed beams over the bow window, sitting room fireplace and presumably a former fireplace in the kitchen.

The accommodation currently comprises:

- sitting room with open fire and pretty, multi-pane bow window to the front;
- double aspect dining room;
- kitchen fitted with wall, base and tall units, an oil fired Rayburn range cooker, separate electric Belling cooker and an undermount fridge under the stairs;
- rear porch with space/plumbing for a washing machine;
- ground floor fully tiled bathroom fitted with a white suite including a panelled bath with shower over;
- a double bedroom with fitted wardrobes and dressing table on the first floor;
- a second, single bedroom on the first floor with staircase access to the third single bedroom on the top floor.

The house sits on a plot of about 0.1 of an acre (about 125'/38m long and 35'/10.5m wide), with front and rear gardens. The front garden is fence enclosed and there is a gated gravel driveway leading to a detached single garage to the side of the house. A side gate leads to the South-facing rear garden, which includes a brick outhouse and greenhouse. The garden is largely laid to lawn with former vegetable beds.

The house is considered to offer scope for extending, subject to the necessary consents. The adjoining cottage has been extended to the side in the past and it may be possible to incorporate the outbuildings into the house footprint.

Please note the house does not currently have central heating. It has electric plug-in radiators. The oil fired Raburn heats the hot water for the house. The house is largely single glazed.

Cousley Wood is a small hamlet located between Wadhurst (1.5 miles) and Lamberhurst (2.5 miles), about 6.5 miles South-East of Tunbridge Wells. It has a lovely local pub in The Old Vine, which is close by to this property. It is also host to the Wadhurst Cricket

Club. It is located in the High Weald National Landscape and in a Conservation Area and there are several footpaths nearby leading through the surrounding countryside and to Bewl Water Reservoir, which offers sailing and other outdoor pursuits.

The nearest shop is in Sparrows Green, on the outskirts of Wadhurst (about 1.2 miles), with further amenities provided in Wadhurst centre including a Jemson's supermarket with post office, butcher, pharmacy. Cafes and hairdressers to name a few.

Wadhurst also has a doctors surgery and dental practice, a nursery, primary school, secondary school and Catholic school and a leisure centre.

Wadhurst mainline railway station is about 2.3 miles away with fast and regular services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes).

The lovely Spa town of Royal Tunbridge Wells is easily accessible, with its fabulous shopping and beautiful Regency style Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

The A21 is accessible just past Lamberhurst, linking to the M25 to the North and Hastings to the South.

Material Information:

Wealden District Council. Tax Band D (rates are not expected to rise upon completion).

Electric radiators. Oil fired Rayburn. Mains water, electricity and drainage.

The property is believed to be of brick construction with a clay tiled roof.

We are not aware of any safety or cladding issues or of any asbestos at the property.

The property is located within the High Weald National Landscape and in a conservation area.

The title may have restrictions and easements and we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available to this property.

Mobile Coverage is variable.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

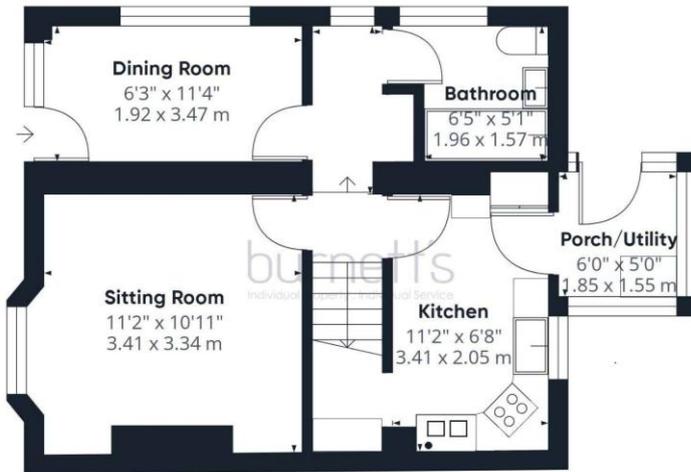
The property does not have step free access.



Second Floor 108 sq ft (10 sq m)



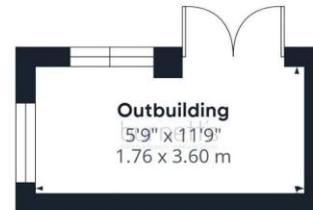
First Floor 201 sq ft (18.7 sq m)



Ground Floor 400 sq ft (37.2 sq m)



Garage 155 sq ft (14.4 sq m)



Outbuilding 68 sq ft (6.3 sq m)

House approximate total area

709 sq ft (65.9 sq m)

Reduced headroom Below 5 ft/1.5 m

25 sq ft (2.3 sq m)

Outbuildings approximate total area

223 sq ft (20.7 sq m)

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale.

This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

