Hookers Cottage

Wallcrouch, East Sussex

Green Lizard
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A beautifully presented and well-appointed 4-bedroom semi-detached period cottage of approximately 1,806sq.ft with southwest facing gardens and grounds of 1.3 acres, situated in a convenient, semi-rural position within easy reach of village amenities.

Guide price £735,000 Freehold

Situation: The property is situated in a convenient semi-rural position within easy reach of local village amenities, with Wadhurst and Ticehurst villages being approximately 1¾ miles and 2 miles distant respectively. Wadhurst, voted the best place to live in the UK in 2023, offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, bank, 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 about 3 miles distant and provides a regular service to London Charing Cross/Cannon Street in about an hour. 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 8 miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres. Regular bus services also operate between Tunbridge Wells and Hawkhurst and the A21 is just 3½ miles to the east providing a direct link to the M25 (junction 5) and the coast.

Leisure pursuits include Dale Hill Golf Course, which is within 3 miles, and the beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

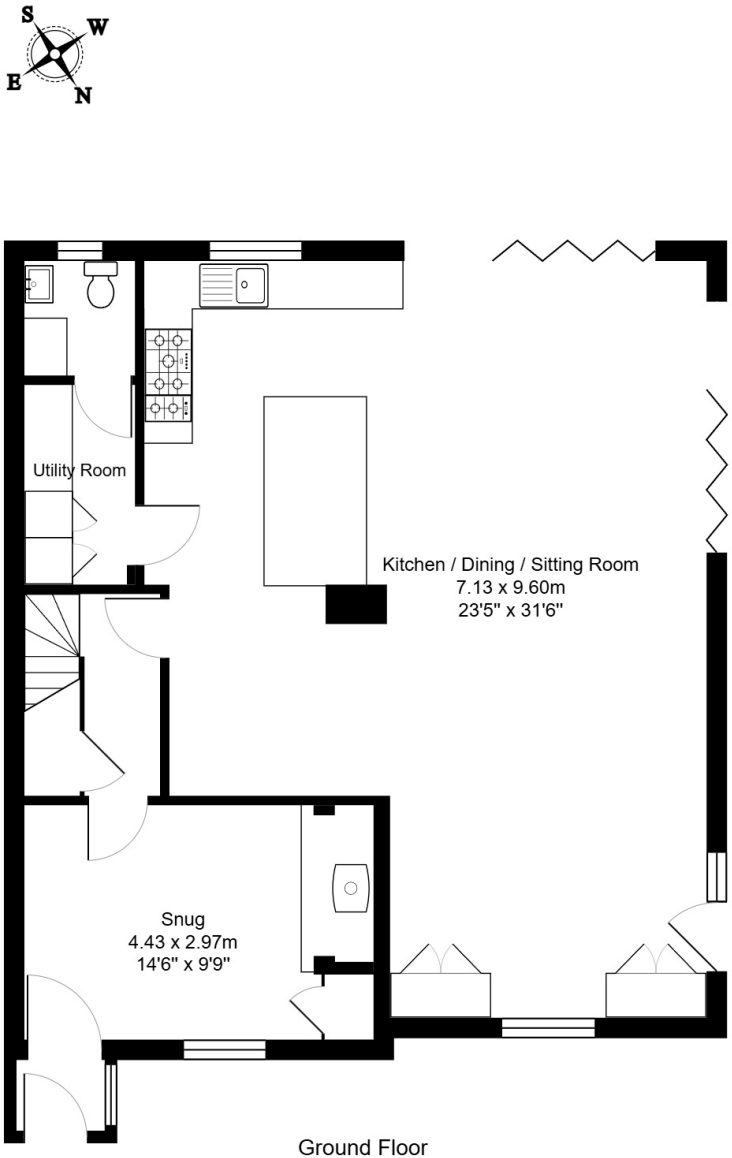
Description: Hookers Cottage is a very pretty semi-detached period cottage with brick and tile-hung external elevations beneath a tiled roof and double-glazed windows and doors. The cottage has been sympathetically and extensively extended and refurbished to a high standard by the current owners to create a wonderful living space with lovely natural light, providing spacious and flexible accommodation over three floors of approximately 1,806sq.ft/167.8sq.m.

The accommodation includes an impressive, open plan kitchen/dining/family room that extends to 31'6 – the kitchen is fitted with a range of shaker style wall and base units, island with breakfast bar, Butler sink and range cooker – and offers an excellent living space with plenty of space for a large dining table and seating area, and there are two pairs of bi-folding doors leading out to the garden. There is an adjacent utility room and cloakroom (with underfloor heating running through to the kitchen/dining/family room), a sitting room with a pretty fireplace fitted with a wood burner and an entrance lobby. On the first floor there are three bedrooms (two being doubles and having views over surrounding countryside, including Bewl Water), and a well-appointed family bathroom. On the second floor is a lovely main bedroom, which enjoys far-reaching views and has a dressing area and large ensuite with a freestanding bath and separate shower.

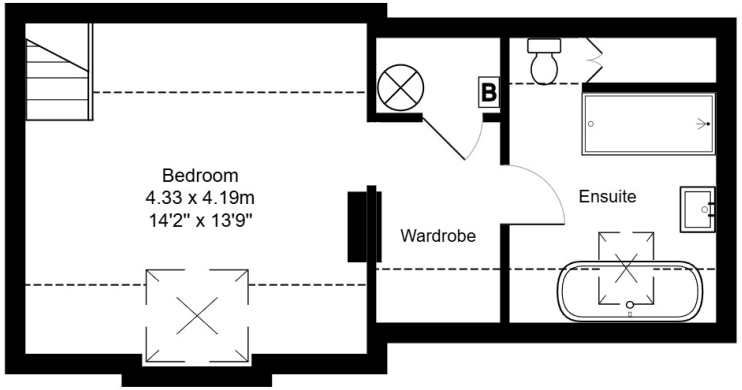
Outside the property is approached over a driveway providing plenty of parking with mature hedging providing screening from the road. The landscaped gardens are southwest facing and include a large wrap-around terrace, ideal for outdoor entertaining, a good-sized lawn, pond and a separate field backing onto woodland.

Services: Mains water and electricity. Shared private drainage. Gas-fired central heating. Ultrafast broadband.
Local Authority: Rother District Council (01424) 787000
EPC Rating: C
Current council tax band: D (2026/27 - £2,671.97)
Property address: Hookers Cottage, High Street, Wallcrouch, Wadhurst, East Sussex TN5 7JT

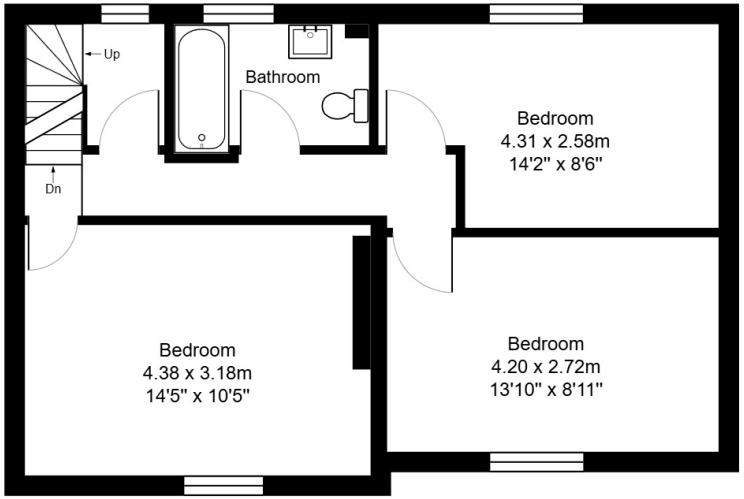
01892 786720 www.greenlizardhomes.co.uk
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 85.6 m² ... 921 ft²



Second Floor
Area: 33.2 m² ... 357 ft²



First Floor
Area: 49.0 m² ... 528 ft²

Total Area: 167.8 m² ... 1806 ft²

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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