



2 Quarry Cottages

Cousley Wood, Wadhurst
East Sussex

A very pretty and well-presented Grade II listed terraced period cottage, situated in a wonderful tucked away location on a quiet no through lane, within walking distance of Bewl Water Reservoir on the outskirts of Wadhurst. NO CHAIN.

Guide price £435,000 Freehold

Situation: 2 Quarry Cottages is situated off a private no through lane in a wonderful semi-rural position on the outskirts of Wadhurst, voted the best place to live in the UK in 2023 by The Sunday Times, in the sought after hamlet of Cousley Wood with its popular inn, The Old Vine, and is within a mile of Bewl Water Reservoir. Wadhurst High Street is just over 1½ miles distant and offers an excellent range of shops and services for everyday needs including a Jemson'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 under 2½ miles distant and provides a regular service to London Charing Cross/Cannon Street in about 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 6½ 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, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within walking distance and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: 2 Quarry Cottages is a Grade II listed mid-terrace period cottage with most attractive brick external elevations with stone quoins beneath a tiled roof.

The cottage has been extensively refurbished, remodelled and improved to a high standard by the current owners, including lowering the ground floor level to create better head height, installing a new oak staircase, new sash windows, a new kitchen with roof lantern and a new bathroom, to provide a well-presented living space of much character and charm with good natural light and some lovely features, including an inglenook fireplace with a wood burner and exposed timbers.

Arranged over two floors the accommodation includes on the ground floor: an entrance lobby; a sitting room with an inglenook fireplace fitted with a wood burner, sash window overlooking the front garden and porcelain tiled flooring that continues through the ground floor; a lovely open plan kitchen/dining room which extends to 19'8 with two understairs cupboards, an extensive range of bespoke shaker wall and base units, a large roof lantern (replaced in 2026) and window and stable door leading out to the rear courtyard garden. On the first floor there is a double bedroom with fitted cupboards and a well-appointed bathroom with both a freestanding bath and separate shower. On the second floor there is a further double bedroom.

Outside there is a parking for several cars with a gate giving access to a path that leads to the front door. The gardens are mainly to the front of the cottage and include good-sized areas of lawn with a variety of mature shrubs and specimen trees. The garden is dog-proof and there is an excellent workshop with power connected. To the rear there is a lovely Mediterranean-style courtyard garden with a deck and pergola, which faces west and is ideal for outdoor entertaining.

Services: Mains water and electricity. Shared private drainage. Gas-fired central heating

Local Authority: Wealden District Council (01892) 653311

EPC Rating: Exempt

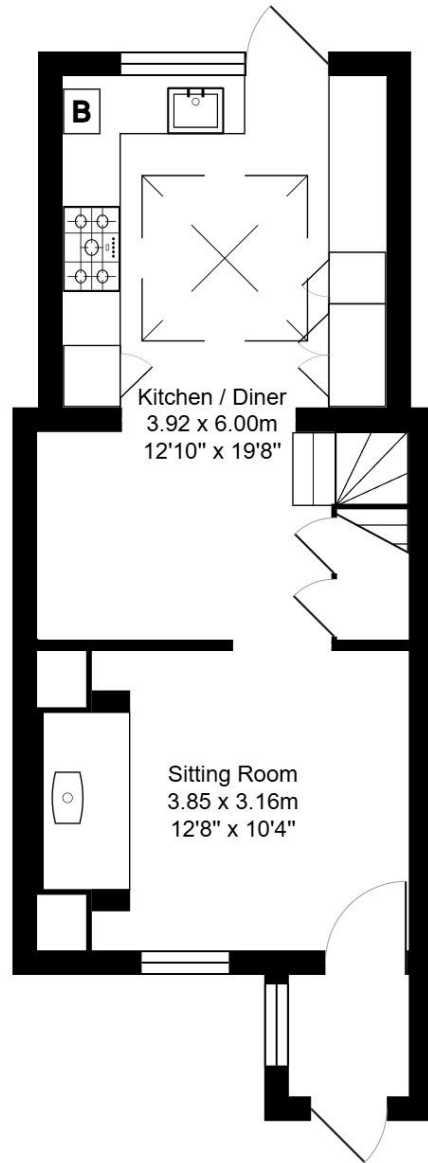
Current council tax band: D (2026/27 - £2,697.58)

Property address: 2 Quarry Cottages, Cousley Wood, Wadhurst, East Sussex TN5 6EU



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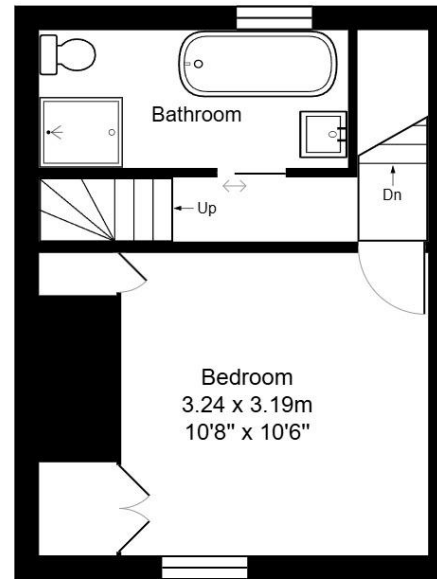
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



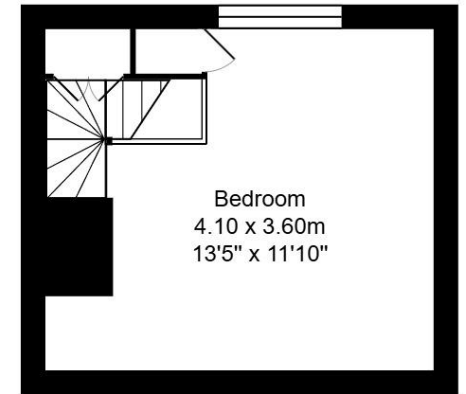
Ground Floor
Area: 36.1 m² ... 389 ft²

Total Area: 73.7 m² ... 793 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 22.8 m² ... 245 ft²



Second Floor
Area: 14.8 m² ... 159 ft²

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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