

4 Hillside Cottages

Monks Lane, Wadhurst, East Sussex





A beautifully presented attached 5-bedroom house of approximately 2,177sq.ft, which has been sympathetically extended and refurbished to a high standard with south facing gardens and grounds of about an acre, situated in a quiet semi-rural location within easy reach of village amenities and commuter services. NO CHAIN.

Guide price £995,000 Freehold

Situation: The property is situated in a tucked away position off a quiet lane in Cousley Wood on the outskirts of the popular village of Wadhurst in an Area of Outstanding Natural Beauty and enjoys a lovely rural outlook. Wadhurst High Street is approximately 1½ miles distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafes, butcher, pharmacy, bookshop, florist, 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 approximately 2 miles distant and provides a regular service to London Charing Cross/Cannon Street in an hour. The A21 is also within easy reach and links with the M25 and coastal routes. The regional centre of Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside provides excellent walking and includes Bewl Water Reservoir, which is within walking distance of the cottage and is reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

Description: 4 Hillside Cottages is an attractive attached Victorian cottage with rendered brick external elevations beneath a slate roof and double-glazed windows and doors. The property has been significantly and thoughtfully extended and refurbished to combine period features with modern day tastes and provides a wonderful living space full of charm and character of approximately 2,178sq.ft/202sq.m, which is beautifully presented throughout and benefits from good natural light.

The extensive accommodation includes on the ground floor: a generous entrance hall/boot room; a utility room with basin and fitted cupboards and downstairs WC; a well-appointed, open plan kitchen/breakfast room with a range of bespoke wall and base units with quartz worksurfaces, two kitchen islands and a range oven; a superb triple aspect sitting room which extends to over 23ft and has two sets of bi-folding doors leading out to the terrace and garden; a dining room (currently used as a snug) and a study. On the first floor there are five double bedrooms - the principal bedroom has a dressing area and en-suite shower room, a further en-suite shower room and a family bathroom. There is also a good-sized attic room, which provides an excellent teenage space or useful storage area.

Outside, the property is approached off Monks Lane over a shared driveway with neighbouring cottages leading to the entrance to number 4 and a 5-bar gate which gives access to a large driveway providing parking for about 8 vehicles. There is a useful outbuilding housing the boiler and providing storage and a gate leading to a large terrace, ideal for outdoor entertaining and directly accessible from the sitting room. The south facing garden is mainly laid to lawn bordered by flower beds containing a variety of mature plants and shrubs. Paths lead to a timber clad garden office/studio and to the paddock. The spacious garden studio has power and Wi-Fi, offering scope for a variety of uses. The paddock is approximately 1 acre and bordered with post and rail fencing. There are three timber sheds and a meadow area with silver birches.

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

Local Authority: Wealden District Council (01892) 653311

Current Council Tax: Band D (£2,697.58 - 2026/27)

Current EPC Rating: C

Property address: 4 Hillside Cottages, Monks Lane, Wadhurst, East Sussex TN5 6EW

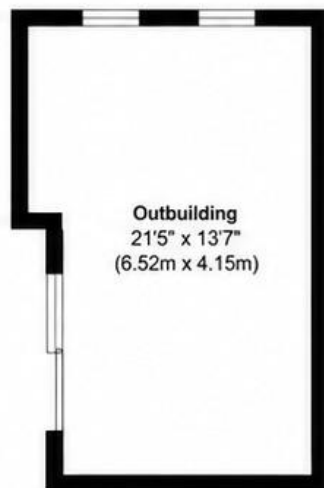
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

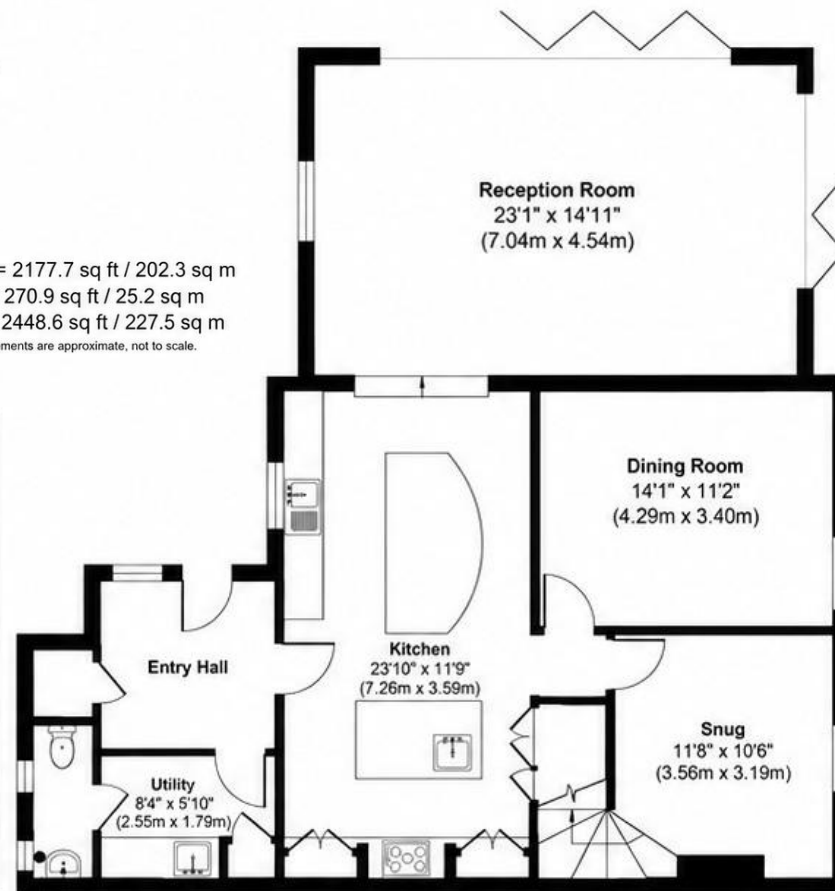




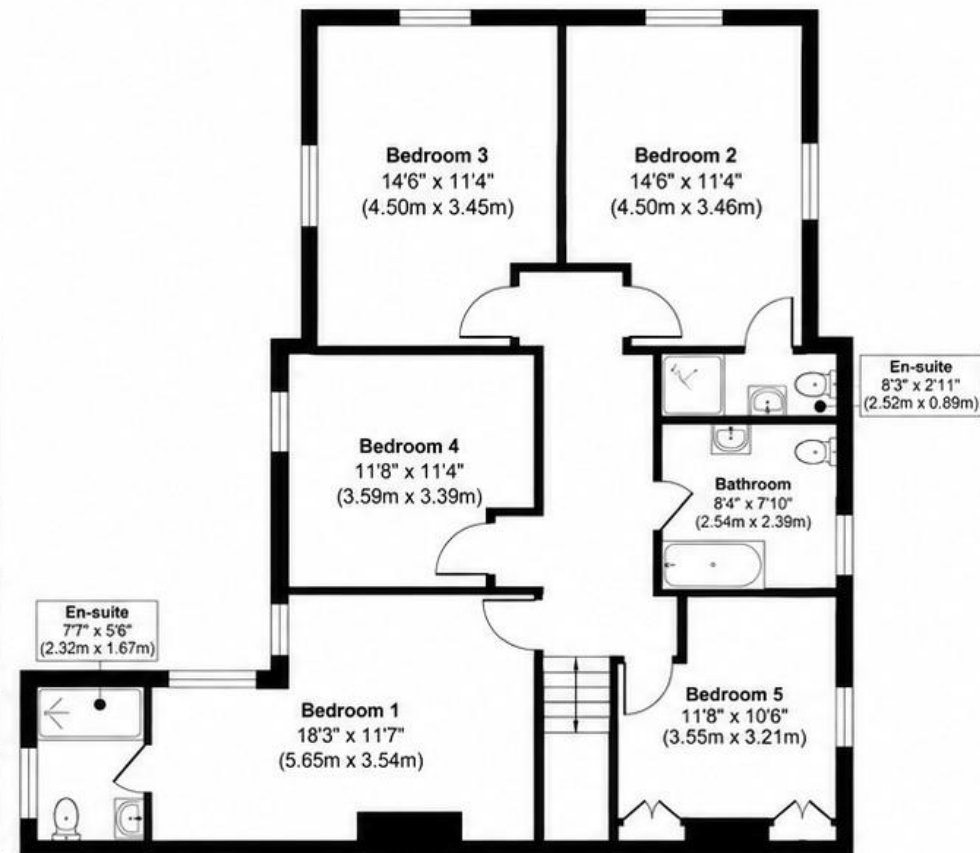
Approx. Gross Internal Floor Area = 2177.7 sq ft / 202.3 sq m
 Outbuilding Gross Floor Area = 270.9 sq ft / 25.2 sq m
 Total Approx. Gross Floor Area = 2448.6 sq ft / 227.5 sq m
 Illustration for identification purposes only. Measurements are approximate, not to scale.



Outbuilding



Ground Floor



First Floor



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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