



The Brook

Dewhurst Lane, Wadhurst, East Sussex

A very pretty detached period cottage set off a small lane in a wonderfully quiet and private position with a lovely outlook over its gardens and woodland of approximately 8½ acres, situated within easy reach of village amenities and a mile from the station. NO CHAIN.

Guide price £950,000 Freehold

Situation: The property is situated in an idyllic rural position off a small lane bordering countryside on the outskirts of the village of Wadhurst. The High Street is just 2½ miles distant and offers an excellent range of shops and services for everyday needs including a Jempton's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, florist, public houses and wine bar, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is just a mile distant and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 25 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 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with the cottage benefiting from excellent walking on its doorstep and adjoining footpaths; Bewl Water Reservoir and Bedgebury Pinetum and Forest are also within easy reach.

Description: The Brook is a detached Victorian cottage with attractive exposed mellow brick and rendered external elevations beneath a tiled roof (replaced about 10 years ago) with a brick and weatherboard later addition.

The house has been in the same ownership for over 50 years and during this time has been a much-loved family home, with a strong connection to its natural gardens, grounds and woodland, which have been treasured as a haven for wildlife and the wide variety of plant and tree species.

The cottage has an abundance of period features, character and charm and enjoys a lovely outlook over its land, offering a rare opportunity for an incoming purchaser to write its next chapter. Renovation and updating are required, with excellent scope to improve, remodel and extend the cottage.

The accommodation is arranged over three floors with a floor area of approximately 1,724sq.ft/160sq.m and includes an open plan kitchen and dining room, sitting room, family room, downstairs bedroom, cloakroom, three first floor bedrooms and a family bathroom and two good-sized attic rooms.

Outside, the property is approached off Dewhurst Lane to a driveway with parking for about three cars and a double garage with an adjoining storeroom. The extensive grounds include mature gardens and open areas giving way to secluded woodland. With winding paths, sheltered glades and undisturbed woodland, the land offers a rare sense of peace and seclusion, providing a wonderfully private and natural setting. A wide variety of well-established trees, including oak, beech and birch, creates a beautiful landscape of seasonal interest and changing colour and, as the name suggests, a brook meanders through the land, adding tranquillity to the surroundings, which provide an exceptional habitat for wildlife, making the grounds a true haven for nature.

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

Local Authority: Wealden District Council (01892) 653311

Current Council Tax: Band F (£3,896.50 - 2026/27)

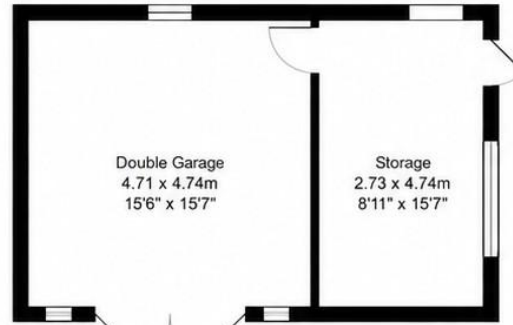
Current EPC Rating: F

Property address: The Brook, Dewhurst Lane, Wadhurst, East Sussex TN5 6QE

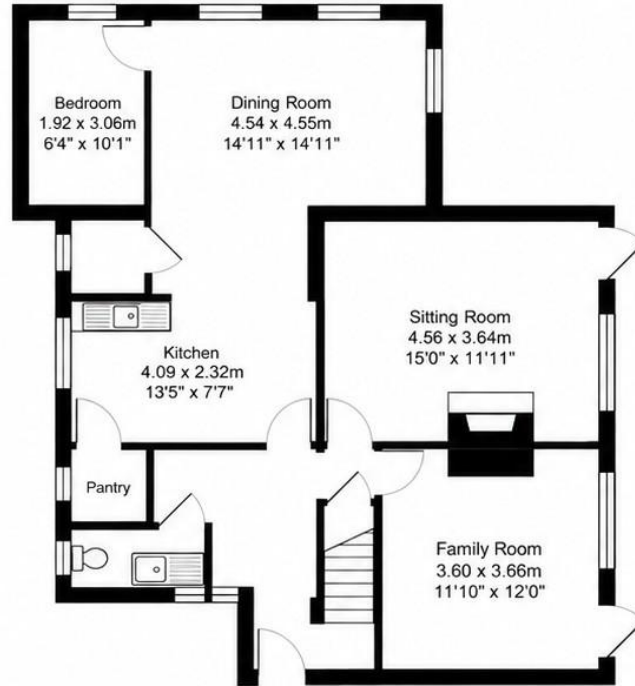


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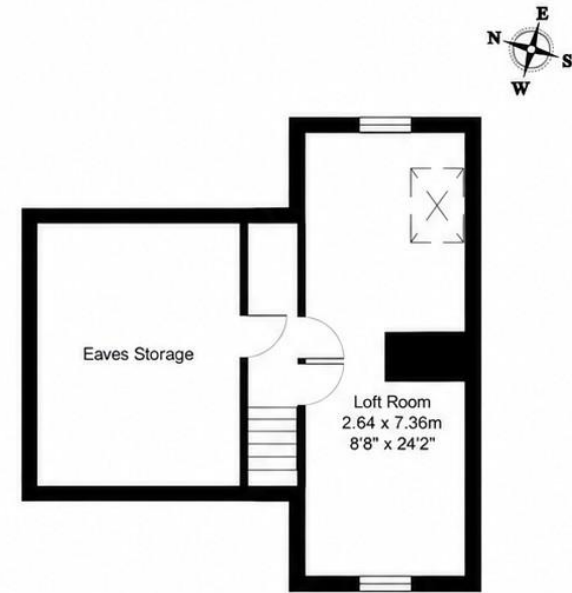
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



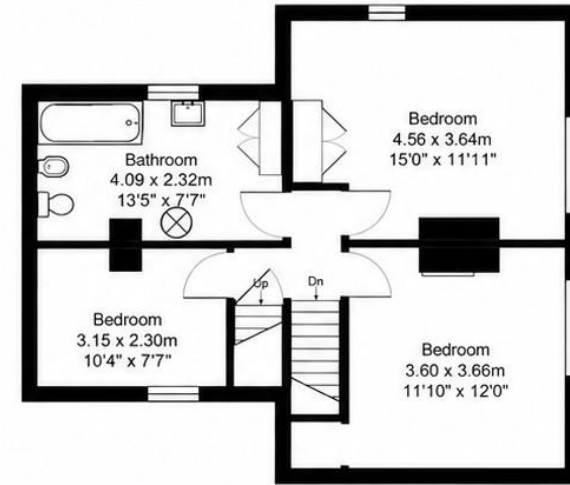
(Not shown in actual location / orientation)
Area: 35.8 m² ... 386 ft²



Ground Floor
Area: 82.8 m² ... 891 ft²



Second Floor
Area: 23.6 m² ... 254 ft²



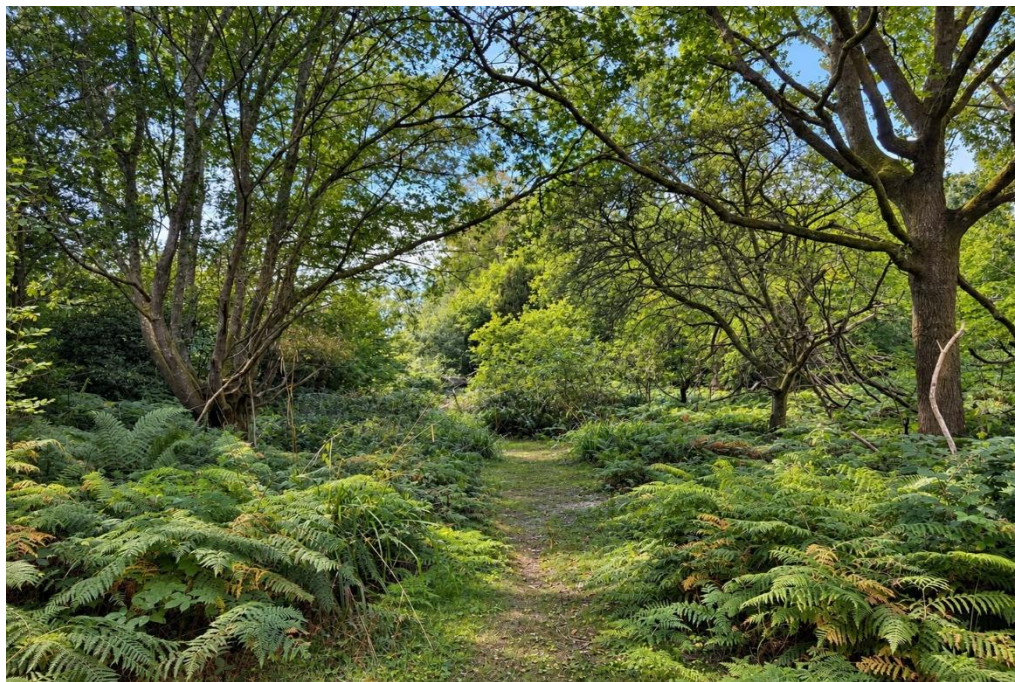
First Floor
Area: 53.8 m² ... 579 ft²

Total Area: 196.0 m² ... 2110 ft² (excluding eaves storage)

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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