



Shovers Green Cottage, Wadhurst, East Sussex





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A stunning detached home with a separate two bedroom annexe, detached double garage, paddock and fantastic gardens and grounds. The property is located in a semi-rural position, on the edge of Wadhurst, yet close to the village amenities and mainline station.

Wadhurst village 1.3 miles. Wadhurst station 2.7 miles (London Bridge from 54 minutes). Tunbridge Wells 8.5 miles (London Bridge from 44 minutes). Rye 21 miles. Eastbourne 26 miles. Gatwick airport 30 miles. London 49 miles. Heathrow airport 67 miles. (All times and distances approximate)



EPC
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Tenure: Freehold

Local authority: Rother District Council, Tel. 01424 787878.

Services: Mains water and electricity. Gas-fired heating. Private drainage.



The Property

This wonderful home has been modernised and refurbished in recent years and now offers flexible and beautifully presented family accommodation throughout. Upon entering the front door you are greeted with a large and welcoming reception hall which gives access to the reception rooms.

There are various reception rooms including the fabulous, light and airy sitting room which is triple aspect and features a modern wood burner, vaulted ceiling, wooden flooring and bi-folding doors leading out to the rear terrace and lawn. The attractive kitchen/dining room is fitted with a range of base and eye level units, integrated appliances along with an oven and microwave, central island with breakfast bar and stone tiled flooring. A door leads to a useful utility room and there is also a door to the side of the property. The picturesque garden room has brick flooring and stunning views on three sides over the gardens and grounds.

To the right of the reception hall there is a ground floor double bedroom with a modern en suite bathroom and door leading out to its own rear terrace. There is also a study/ bedroom 4 at the front of the property and a bathroom off the reception hall.

Stairs rise to the first floor landing which gives access to the two further double bedrooms, both with en suite bathrooms. The principal suite also offers a large dressing room.

The Annexe

Adjacent to the main house there is a detached annexe which was converted in 2015 and provides modern accommodation throughout. The attractive shaker style kitchen has space for a dining table and includes integrated appliances, one and half bowl sink and drainer, wooden flooring and a door leading out to the gardens. The light and airy sitting room has double windows overlooking the gardens and a side door. A bathroom completes the ground floor accommodation and, on the first floor, there are two double bedrooms.







Flexible family accommodation with the benefit of a ground floor bedroom and bathroom as well as a detached two bedroom annexe.

ANNEXE



ANNEXE



ANNEXE



ANNEXE



Gardens and Grounds

The house is approached over an initially shared driveway and then, via a five bar gate, a private driveway leading to the detached double garage and parking area. The stunning gardens and grounds are beautifully maintained and include a paved terrace with steps leading down to the lawned gardens, interspersed with a variety of mature trees and shrubs as well as well-stocked flower beds. The lawned gardens lead down to a decked sitting area overlooking an attractive pond. There is also a paddock and in all the property extends to about 3.61 acres.

Situation

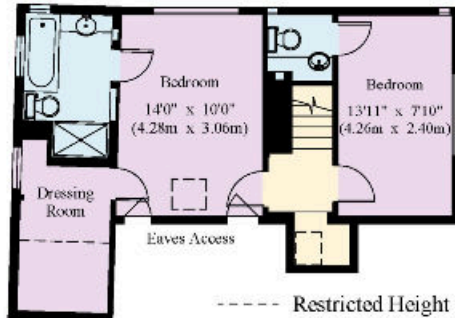
The property is located in the hamlet of Shovers Green, on the edge of the popular village of Wadhurst which provides good shopping and commercial facilities, parish church, private and state primary and secondary schools. Wadhurst station provides regular services to London Charing Cross and Cannon Street. Tunbridge Wells provides an extensive range of shopping, commercial and recreational facilities. The A21 at Lamberhurst provides connections to the M25 and national motorway network linking to London Gatwick and Heathrow Airports, the Channel Tunnel and ferry ports. There is a good selection of state and private schools in the area including St Leonards at Mayfield, Holmewood House Preparatory School at Langton Green, Marlborough House at Hawkhurst, Vinehall at Robertsbridge and Uplands College in Wadhurst. Leisure facilities in the area include golf at Ticehurst, Tunbridge Wells and The Royal Ashdown at Forest Row; sailing and water sports at nearby Bewl Water and on the south coast.

Directions (TN5 7JY)

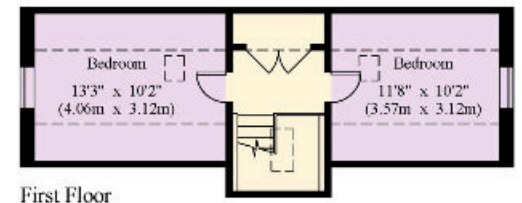
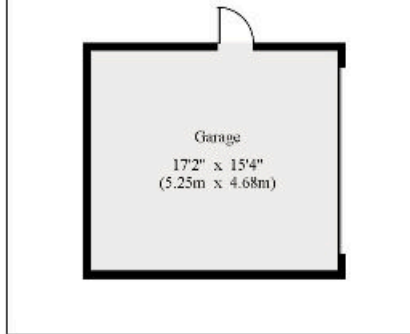
From Wadhurst High Street, proceed in an easterly direction towards Ticehurst on the B2099. Continue for 1.3 miles and the entrance driveway to the property will be found on the right hand side, immediately after the turning on the right signposted Burwash Common and Stonegate (B2101).



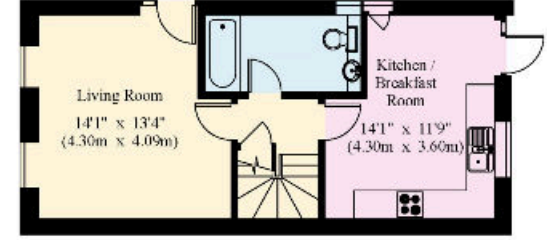




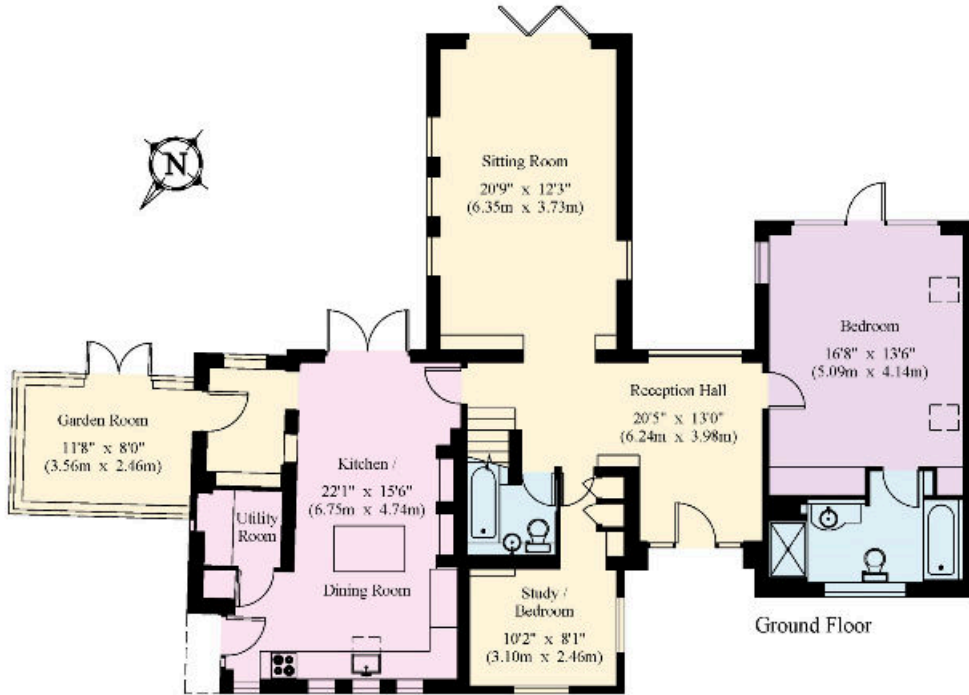
First Floor



First Floor

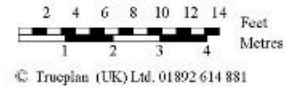


Ground Floor



Approximate Gross Internal Floor Area
House: 179.8 sq m / 1,935 sq ft
Annexe: 74.4 sq m / 800 sq ft
Garage: 24.5 sq m / 263 sq ft
TOTAL: 278.7 sq m / 2,998 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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