

Great Butts Farm Cottage
Cousley Wood, Wadhurst
TN5 6EP

burnett's
Individual Property : Individual Service



A surprisingly spacious and attractive semi-detached cottage with southerly facing garden, ample parking and accommodation including an open plan kitchen/dining room, utility room, sitting room, WC, three bedrooms (*see Material Information), one en-suite and a family bathroom. Ideally located within walking distance of the local cricket ground and country pub, about 1.5 miles from Wadhurst and having superb access to footpaths leading to Bewl Reservoir and the surrounding countryside. EPC Rating: D

Asking Price : £560,000 Freehold

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Great Butts Farm Cottage

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Asking Price £560,000 Freehold

Situated in a popular semi-rural location on the outskirts of Wadhurst, this charming, semi-detached property has been tastefully extended and well maintained, with accommodation arranged over three floors.

The triple aspect kitchen/dining room is fitted with a range of white farm-house style cupboards and drawers with oak block worktops, an Aga and space for various appliances. The dining area benefits from a bespoke fitted dresser along one wall and has ample space for a sofa, table and chairs.

The sitting room has a feature fireplace with wood burning stove, window to the front and built in cupboards and shelves.

The utility room provides ample cupboards and drawers, a sink unit, and space for further appliances. There is a window and door to the rear garden.

A WC completes the ground floor accommodation.

The first floor provides a lovely double bedroom with over-stairs storage cupboard and fitted wardrobes, a modern shower room opposite with walk-in shower, WC, basin and airing cupboard. The second bedroom has over-stairs storage cupboards and its own en-suite bathroom complete with corner bath with shower over, WC and basin.

A further staircase rises from the landing to provide access to the second floor, which comprises two adjoining rooms, both with dormer windows to the rear and eaves access. One of the rooms will accommodate a double bed, the other can accommodate a single bed. One or other room could be utilised as a dressing area for the other. *see Material Information

The southerly facing garden is a delight, offering a paved patio for seating/dining, a good stretch of lawn, a small pond, well stocked borders, fruit and other trees, shrubs and a good sized shed at the rear.

A side gate provides access to the front drive. The patio continues around the side of the house, providing log and bin storage.

To the front of the house is a gated parking area that will accommodate several cars. Mature trees and hedging provides a good degree of privacy. The house is accessed via a shared driveway leading off the road.

Cousley Wood is a small hamlet located between Wadhurst (1.5 miles) and Lamberhurst (2.5 miles), about 6.5 miles South-East of Tunbridge Wells. It has a lovely local pub in The Old Vine (currently in the process of changing hands), which is close by to this property. It is also host to the Wadhurst Cricket Club. It

is located in the High Weald Area of Outstanding Natural Beauty and there are several footpaths nearby leading through the surrounding countryside and to Bewl Water Reservoir, which offers sailing and other outdoor pursuits.

The nearest shop is in Sparrows Green, on the outskirts of Wadhurst (about 1.2 miles), with further amenities provided in Wadhurst centre including a Jemson's supermarket with post office, butcher, pharmacy. Cafes and hairdressers to name a few.

Wadhurst also has a doctors surgery and dental practice, a nursery, primary school, secondary school and Catholic school and a leisure centre.

Wadhurst mainline railway station is about 2.3 miles away with fast and regular services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes).

The lovely Spa town of Royal Tunbridge Wells is easily accessible, with its fabulous shopping and beautiful Regency style Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

The A21 is accessible just past Lamberhurst, linking to the M25 to the North and Hastings to the South.

Material Information

Wealden District Council. Tax Band D (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick construction with a tiled roof. We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

* It has come to light that there is no record of the loft conversion and a chimney removal having been signed off by building control. These works were carried out over 10 years ago by the previous owners and have not given any cause for concern or prevented the vendor from borrowing against the property, although interested parties may want to discuss with their lender prior to offering. Please enquire with Burnett's for further details. The property is located within the High Weald AONB and local conservation area.

The title makes reference to easements and we suggest you seek legal advice on the title.

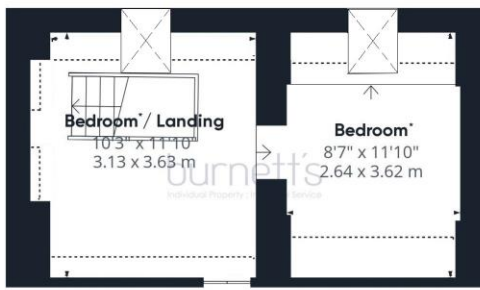
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: Ofcom suggests that ultrafast broadband should be available to this property.

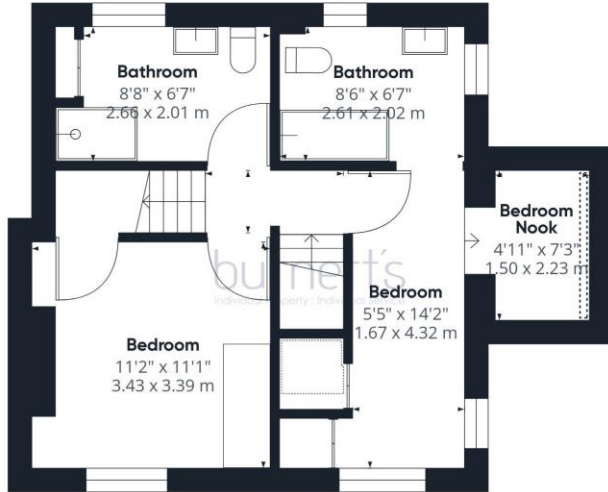
Ofcom suggests that mobile coverage is limited indoors, with O2 providing the best signal.

We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses / extensions at any neighbouring properties.

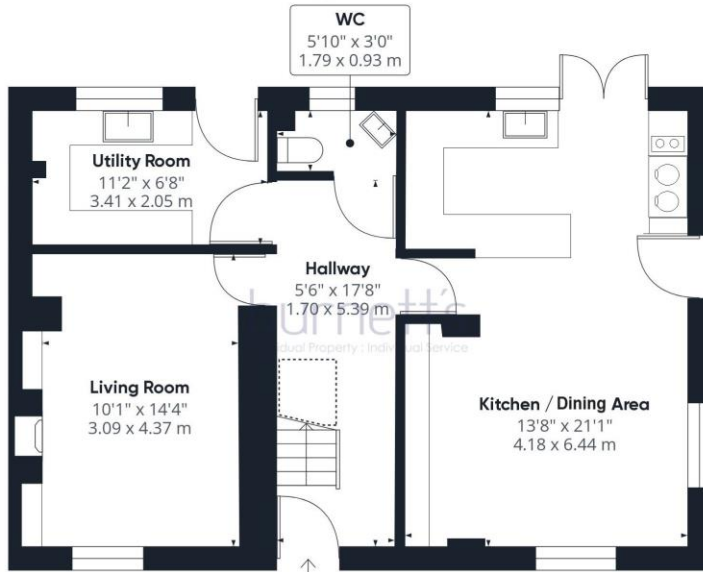
The property does not have step free access.



Floor 2



Floor 1



Ground Floor

Approximate total area⁽¹⁾

1278.05 ft²
118.73 m²

Reduced headroom

66.66 ft²
6.19 m²



(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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