



WOOD & PILCHER



- Character 3 Bedroom Cottage
- Popular Village Location
- Oil Central Heating
- Part Triple Glazed Windows
- Driveway to Garage
- Energy Efficiency Rating: F

Pell Green

£350,000



Apsley Cottage, Pell Green, Wadhurst, TN5 6EF

DESCRIPTION: This delightful three bedroom character cottage is located within a semi rural location just on the outskirts of the popular village of Wadhurst. The property was originally constructed during 1810, extended in 1914 and then modernised by the existing vendors. The property offers a wide range of appealing features to include a generous sitting/dining room with wood block floor and open fireplace. There is a separate reception room currently used as a snug/tv room which would also be perfect as a dining room. The kitchen is fitted with the back door opening to a run of outbuildings used for storing wood/coal, or perhaps could be integrated into the kitchen with the addition of a small extension, subject to obtaining the necessary consents. At first floor there are three bedrooms and shower room refitted with a white suite. Heating is provided from an oil fired central heating system and triple glazing has been installed to the windows on the front elevation.

SITUATION: The property is set within the small hamlet of Pell Green just on the outskirts of Wadhurst main village and on the way to Cousley Wood an area of outstanding natural beauty and within walking distance to Bewl Water, the local pub and Wadhurst village. The property also benefits from being a short distance to Wadhurst train station offering regular main line services to London (Charing Cross and Cannon Street) with travel time around one hour. Local schools include Wadhurst Primary School and Uplands Community College. Local shops and amenities can be found in Wadhurst village with a greater selection of retail outlets, restaurants and bars within the main spa town of Royal Tunbridge Wells, approximately 8 miles driving distance.

The accommodation comprises: Solid wooden entrance door with latch furniture to:

ENTRANCE PORCH: Windows to front and side, quarry tiled floor, single radiator, door to:

LOUNGE/DINING ROOM: Attractive wooden herringbone block flooring, two radiators, picture rail, two triple glazed leaded light windows to front, open fireplace with cast iron grate and wood surround, tiled hearth, built in cupboard and shelving to alcoves, power points, tv point, multi paned door to:

INNER HALLWAY: With stairs to first floor.

SNUG/TV ROOM: Double radiator, power points, wall lighting, double glazed French doors with side window opening to the rear garden.

KITCHEN: Fitted with a range of panelled wall and base units with work surfaces over, stainless steel one and a half bowl single drainer sink unit with mixer taps, integrated dishwasher, wine rack, fitted electric oven and hob, integrated fridge, tiled flooring, tiling adjacent to work surfaces, power points, secondary glazed rear windows, electric skirting heater, stable door to rear, cupboard housing the floor standing oil fired boiler, further storage space and small window.



Stairs from inner hallway to:

FIRST FLOOR LANDING: Window to rear, large airing cupboard containing the hot water tank and shelving, further cupboard with storage and hanging space .

BEDROOM 1: Triple glazed leaded light window to front with views across neighbouring fields, single radiator, power points, range of built in wardrobes with drawers and shelved cupboard.

BEDROOM 2: Triple glazed leaded window to front with forward views over neighbouring fields, white pedestal wash hand basin, power points, single radiator, access to roof void.

BEDROOM 3: Single radiator, leaded light window to rear, single radiator, recessed wardrobe/cupboard, power points, wall lighting, access to loft space with ladder.

SHOWER ROOM: Refitted white suite comprising of a wall mounted wash hand basin with mixer taps, drawers beneath, low level wc, large shower cubicle with fitted aqualisa power shower, glazed door, heated towel rail, tiling to floor, extractor fan, side window.

OUTSIDE REAR: A selection of brick out buildings include two tool sheds, a wood store and cupboard housing the space and plumbing for washing machine. The rear garden has been mainly paved for low maintenance and is surrounded by well stocked flower bed and borders, outside light , oil storage tank, side gate gives access to:

FRONT: Well stocked garden with pathway to entrance and side. A driveway provides off road parking for one vehicle and leads to the garage which has an electric roller door, internal power and light and part glazed personal door to rear.

TENURE: Freehold.

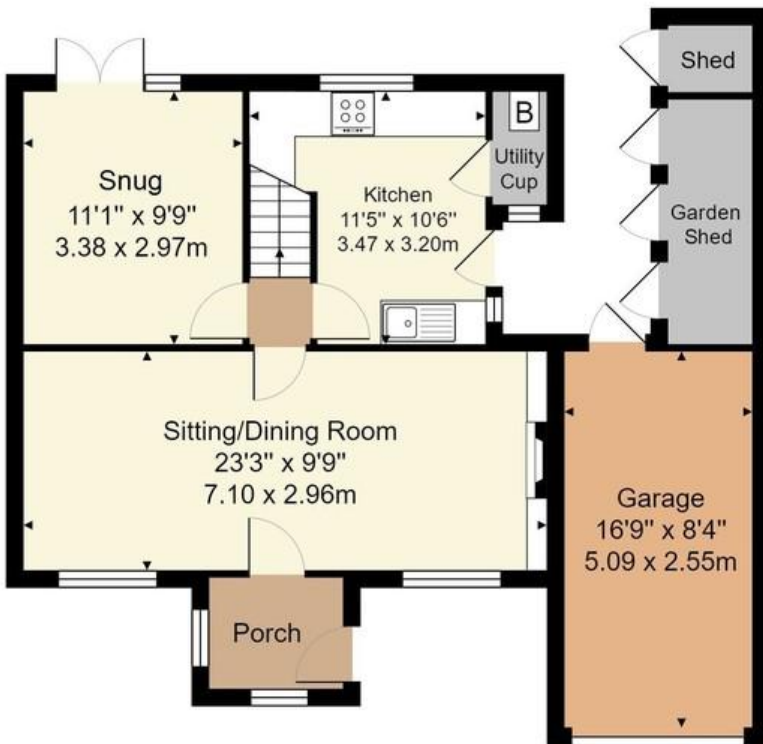
VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.

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Agent Note: Please note that not everything in the photographs may be included in the sale.



Ground Floor



First Floor

House Approx. Internal Floor Area 1055 sq. ft / 98.01 sq. m
 Garage/Shed Approx. Internal Floor Area 191 sq. ft / 17.75 sq. m
 Approx. Gross Internal Floor Area 1246 sq. ft / 115.76 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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