

Inglenook Cottage  
Station Road, Wadhurst,  
East Sussex. TN5 6RU

**burnett's**  
Individual Property : Individual Agent



A very pretty, Grade II listed character cottage in a convenient position between the station and shops, with cottage style gardens and off road parking, all in immaculate order, providing two bedrooms, two reception rooms, kitchen and bathroom.  
EPC exempt

Price Guide: £295,000 Freehold

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# Inglenook Cottage

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Inglenook Cottage forms an exceptionally well maintained and well presented Grade II Listed cottage, completely refurbished and modernised in recent years to include new central heating, new electrics, new kitchen and bathroom extension, a complete roof overhaul, plus damp and timber treatments with certificates.

As such, the house is a true gem. Located between the Station and Shops, with a charming garden and ample off road parking.

The front door is rarely used, with the main door being to the rear providing access to the kitchen. The kitchen is an attractive room, with a recess that fits the fridge/freezer, an array of wood effect cupboards and drawers, with wood-block work surfaces, stone tiled splash backs and quarry tiled floors, integrated sink with drainer and space for the cooker and further appliance.

Door to dining room, with window to rear, storage cupboard, under stairs cupboard and door to the sitting room. The sitting room enjoys the large inglenook fireplace, with a fitted wood-burner and deep brick hearth, twin cupboards to both sides, original front door and window to front.

There is also a downstairs bathroom off the kitchen, complete with a white-suite with white tiles, quarry tiled flooring, bath with shower over, WC and basin, obscure glazed window to side.

The first floor comprises a small landing with loft hatch, a charming master bedroom, with fitted wardrobes and a window to front and wood floorboards. The second bedroom is also a good size, complete with exposed timbers, wood floorboards and window to side.

Outside, there are good hedges to front and side, with small area of lawn, front gate and flowerbed.

To the right of the house is a gravel driveway, complete with solid wooden gates and providing parking for several vehicles. The rear garden is mainly paved, with a pretty brick 'WC' now forming a useful store. There are some raised flower beds and the garden is fence and hedge enclosed.

The property is located less than a quarter of a mile from the main-line station providing excellent links to both London and the coast, both of which can be reached within the hour.

Within a few hundred yards of the property there is also a local newsagent, dentist, hairdressers and bus stop. Wadhurst is a very pretty and characterful Village with a pretty predominantly Period High Street in an area of outstanding natural beauty which has much to offer.

Wadhurst also offers Churches of various denominations within a good and strong community. From a social point of view there are many choices to be made from Period Inns, Gastro Pubs, Restaurants, Café's an Art Gallery and many other Societies and Clubs.

Wadhurst has a thriving High street with a supermarket, a family run butchers, greengrocer, chemist, delicatessen, banks, gift shop, an excellent library, traditional Post Office and book shop. Wadhurst also benefits from a very good Doctor's Practice and Dentist.

There is an excellent choice of education and care from Nurseries and Primary Schools through to Secondary schools, for both boys and girls in the private and state sector.

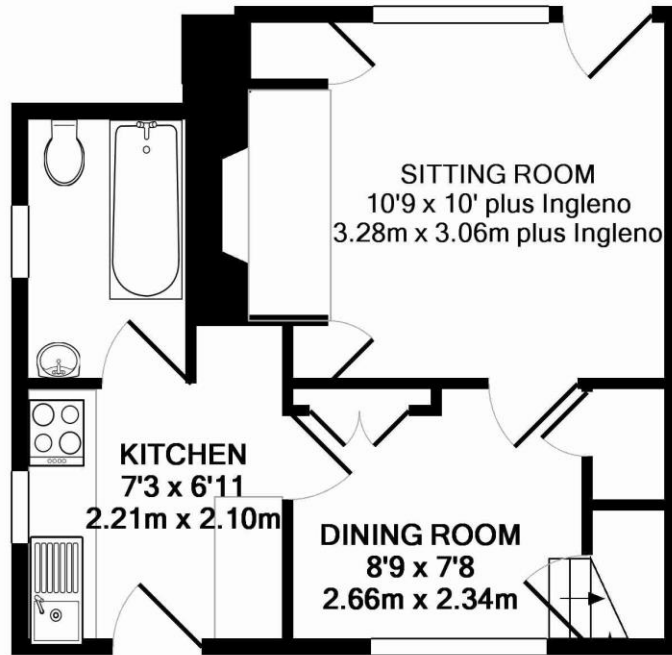
Nearby leisure facilities include tennis, an excellent children's playground and a Community sports centre. There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever popular Bedgebury Pinetum and Bewl Water Reservoir which offers sailing and other outdoor pursuits.

Approximately 6 miles North of Wadhurst is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

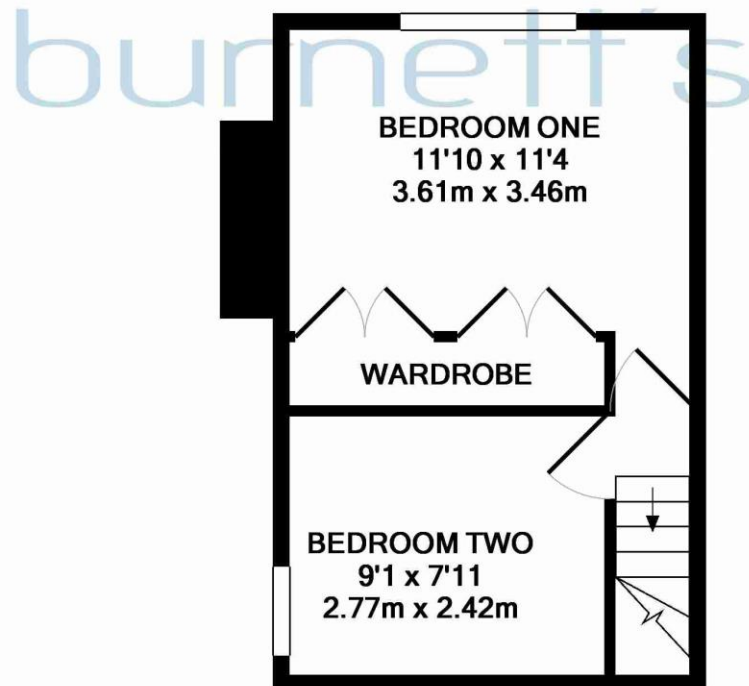
Also within 45 minutes of Wadhurst there is the Coast with all that it has to offer. In terms of places to visit within an easy drive are various National Trust properties, such as Bodium Castle, Sissinghurst with its famous and beautiful gardens, Scotney Castle and Batemans (Rudyard Kipling's former home).

## Agents Note:

As with most terraced houses, the neighbours enjoy a right of way across the rear garden to access their own garden when required. Copies of the aforementioned certificates are available upon request.



GROUND FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 234 SQ.FT.  
(21.8 SQ.M.)

**INGLENOOK COTTAGE, STATION ROAD, WADHURST**  
**TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 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. 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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