

Clockhouse Cottage
High Street, Wadhurst
TN5 6AA

burnett's
Individual Property : Individual Service



Occupying a tucked-away position in the heart of Wadhurst village (the Sunday Times' best place to live 2023), this charming Grade II listed semi-detached character cottage comprises three double bedrooms, jack-and-jill bathroom, loft room, three reception rooms, kitchen, utility room and cloakroom, together with a pretty, secluded walled garden and outbuilding. No onwards chain. EPC Rating: N/A

Price Guide: £550,000 Freehold

Mayfield Office

3 Church View House, High Street,
Mayfield, TN20 6AB
01435 874450
mayfield@burnetts-ea.com

Wadhurst Office

Clock House, High Street,
Wadhurst, TN5 6AA
01892 782287
wadhurst@burnetts-ea.com



Clockhouse Cottage

High Street, Wadhurst, TN5 6AA

Price Guide: £550,000 Freehold

This charming half tile-hung character cottage is believed to date back to the 17th Century and has been listed Grade II. The property is set back from the High Street, behind Burnett's estate agents, with gated access down a side alley, leading to the cottage and its secluded, South-East facing walled garden.

The cottage displays a wealth of character features including exposed beams, drop latch doors, casement windows, wooden staircases and an open fireplace.

The part-glazed front door opens into an entrance hall with a beautiful bifurcated split wooden staircase rising to the first floors, parquet wood flooring, exposed beams to the ceiling and a fitted cabinet. Drop latch doors open into the study and sitting room.

The sitting room features a large brick fireplace with iron grate, fire dogs, canopy and fire back dated 1626, with bressummer mantle over. This room also features a bay window with fitted window seat overlooking the garden. Exposed beams and timbers. Drop latch door to the kitchen.

The kitchen is partially open to the double aspect dining room, with door leading out to the garden. The kitchen is fitted with wall and base units, worktops, ceramic sink and drainer, Neff fan oven and grill, gas hob with Hotpoint extractor hood, a freestanding dishwasher and tall fridge.

Located off the entrance hall, the study has a casement window overlooking the garden and built-in storage cupboard and provides access to the utility room, with base units, worktop, undermount washing machine and tumble dryer, and housing the wall-mounted Baxi boiler. Adjacent to the utility room is a ground floor cloakroom with coupled WC and vanity unit.

The staircase splits to two separate landings, with two bedrooms and the loft room accessed off one landing and the third bedroom and Jack-and-Jill bathroom accessed off the second. All three first floor bedrooms will accommodate double beds and have fitted storage and exposed beams.

The loft room, accessed via a separate wooden staircase, has a skylight and dormer window providing a view out over the garden, adjoining land and to the Church spire.

The Jack-and-Jill bathroom is fitted with a corner bath with shower attachment, vanity unit and WC. It is accessed through the middle bedroom and also from one of the landings.

Outside, the cottage has a pretty South-East facing walled garden with patio, lawn and planted beds. There is also an outbuilding comprising a garden room with power connected and two adjoining garden stores.

Unrestricted parking is available on the High Street.

The property is set right in the heart of Wadhurst, which has recently been voted the best place to live by the Sunday Times. The vibrant High Street provides a number of facilities including convenience stores, a post office, pharmacy, butcher, several cafes, pubs, a doctors' surgery, dentist and primary and secondary schools. There are also a number of clubs and activities to get involved with. There is a real sense of community within the town, which also has Churches of various denominations.

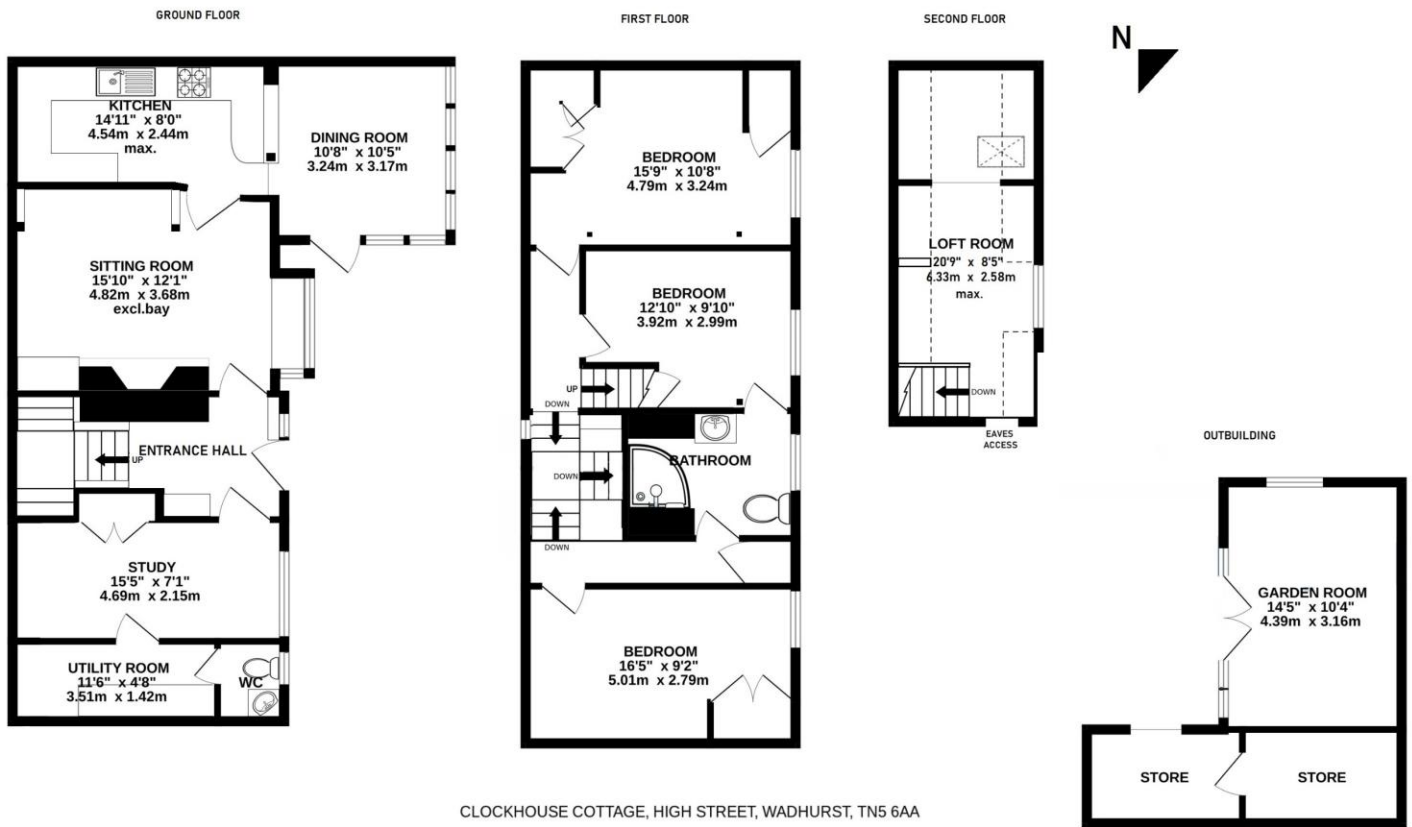
Just outside the market town is Wadhurst station (about 1.5 miles) offering regular services to London Charring Cross and Conon Street (London Bridge in under an hour).

There are wonderful walking opportunities in the surrounding countryside, which is designated an Area of Outstanding Natural Beauty, including around Bewl Water and nearby Bedgebury Pinetum.

The nearby town of Tunbridge Wells (about 7 miles) offers more comprehensive shopping and recreational facilities, including a theatre, supermarkets, restaurants, High Street and boutique clothes shops and an out-of-town retail park with cinema. The town also has a wider selections of schools including grammar schools for boys and girls. There is a bus service that runs through Wadhurst to Tunbridge Wells.

Mains gas fired central heating, water, electricity and drainage.

Council Tax Band: D



CLOCKHOUSE COTTAGE, HIGH STREET, WADHURST, TN5 6AA

TOTAL FLOOR AREA : 1736 sq.ft. (161.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

Lettings: 0845 873 7493

