



125

— YEARS OF —

**Lambert
& Foster**



2 VOAKLEY COTTAGES

BEWLBRIDGE LANE, WADHURST, EAST SUSSEX, TN5 6HJ



**Lambert
& Foster**

TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 30 MILES | WADHURST STATION 3.8 MILES

2 VOAKLEY COTTAGES, BEWLBRIDGE LANE, WADHURST, EAST SUSSEX, TN5 6HJ

A beautifully presented and extended three-bedroom semi-detached cottage in an idyllic rural location near Bewl Reservoir on a quiet country lane with a large garden, ample parking and countryside views.

ASKING PRICE £700,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market for the first time in over 20 years this beautifully presented and extended three-bedroom semi-detached cottage in an idyllic rural location near Bewl Reservoir on a quiet country lane with a large garden, ample parking and countryside views.

The property, which is set over two floors and includes more than 1270 sq. ft. of internal living space, has, on the ground floor, a kitchen/dining room, sitting room, conservatory, central hallway, bedroom and ensuite shower room. On the first floor you find two further bedrooms and a family bathroom.

Entering through the front door you come to a large central hallway. To your right you find a modern extension which houses a large double bedroom with triple aspect windows and high ceilings allowing for an abundance of natural light to flood in and built-in wardrobes. Adjacent is a very large ensuite shower room with modern fixtures and fittings which also serves as a utility room. From the hallway to your left you enter a kitchen/dining room with ample worktop space, integrated appliances and a range cooker, attractive pine wood flooring and a butler sink.

From the kitchen/dining room you enter a well-proportioned and cosy sitting room with an inglenook fireplace with an open fire. From the sitting room you enter a conservatory overlooking the garden with doors leading directly to the garden.



DESCRIPTION CONTINUED

Stairs in the sitting room lead you to the first floor where you find two bedrooms and a family bathroom. The stairs depict a lovely rural mural by a well-renowned local artist lending a great charm to the cottage.

The property is approached via a private gravel drive with ample parking for several cars.

To the rear is a wonderful private garden, which is mainly laid to lawn, with views across the surrounding countryside. There is also an outbuilding providing storage.

- Chain Free
- Three bedrooms
- Extended
- Renovated
- Idyllic location
- Light and spacious





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

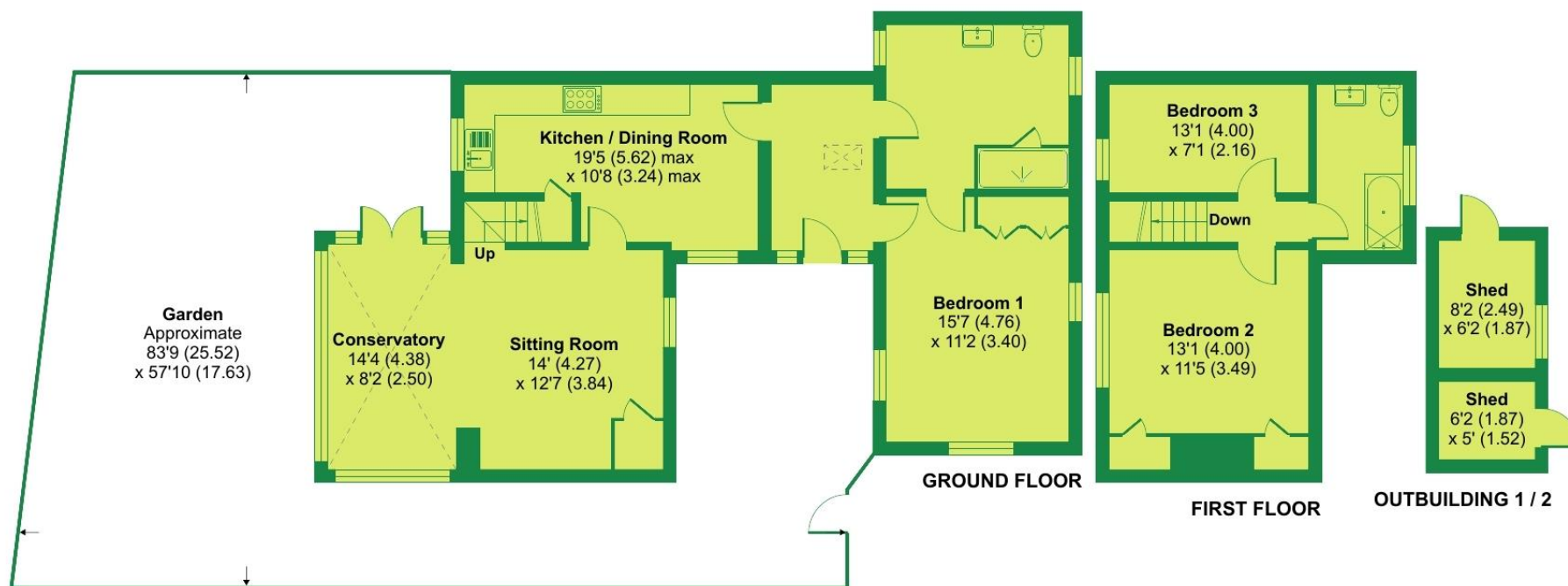
Bewlbridge Lane, Wadhurst, TN5

Approximate Area = 1273 sq ft / 118.3 sq m

Outbuildings = 81 sq ft / 7.5 sq m

Total = 1354 sq ft / 125.8 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///AUTOMATE.OATH.OUNCHY

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Shared Private Drainage (Compliant) **Heating:** Details

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band D **EPC:** E (40)

MATERIAL INFORMATION: A footpath runs along the south boundary of the garden on what is a strip of unregistered land.

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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