



The Cottage, Tidebrook, Wadhurst, East Sussex, TN5 6PA

£830,000

**MANSELL
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The Cottage, Tidebrook

A beautifully situated and greatly improved 4 bedroom (2 bath/shower rooms) detached character home occupying a wonderful rural position with country views and gardens extending to $\frac{1}{4}$ acre forming part of this desirable hamlet.

Council Tax band: G

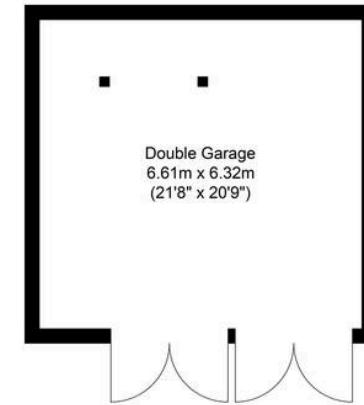
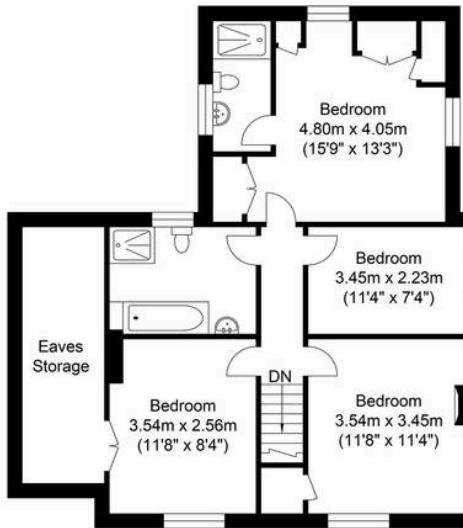
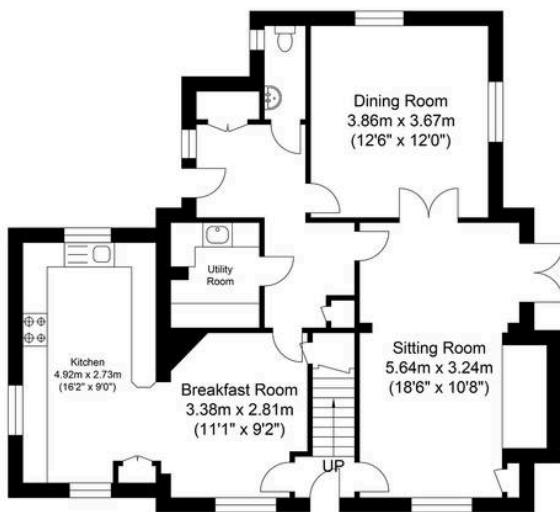
Tenure: Freehold

- Beautifully positioned 4 bedroom (2 bath/shower rooms) detached character home enjoying fabulous rural views
- Large gardens and grounds extending to $\frac{1}{4}$ acre
- Stunning re-fitted kitchen/breakfast room with integrated appliances
- Wonderful double aspect sitting room with inglenook and French doors opening to the gardens
- Master bedroom with extensive built-in wardrobes and en-suite
- Oak framed double garage and large gravel driveway
- Separate double aspect family room





The Cottage is a well-presented Grade II listed detached period home with attractive external elevations of brick and tile hanging beneath a slate roof and a pretty veranda running across the front of the property. Having been sympathetically extended and improved in recent years, the cottage provides light, spacious and flexible accommodation of approximately 1,527sq.ft arranged over two floors and includes on the ground floor: a spacious entrance lobby with built in storage cupboards and doors leading to a cloakroom and a utility room; a double aspect family room with glazed double doors leading into a good-sized sitting room, which extends to 18'6 and has a lovely Inglenook fireplace fitted with a wood burner, oak bressumer and French doors leading out to the garden; a well-appointed, triple aspect kitchen fitted with an extensive range of shaker style wall and base units, integrated appliances including dishwasher, induction hob with extractor and electric oven. The kitchen is open plan to a dining room which has a wood burner and doors leading to the hall and entrance lobby. On the first floor there are four bedrooms (three doubles and a single), which all enjoy a lovely outlook over the gardens and surrounding countryside. The main bedroom is double aspect with fitted wardrobes and an en suite shower room with power shower. There is also a good-sized family bathroom with a bath and separate shower cubicle.



Ground Floor
Approximate Floor Area
845.93 sq ft
(78.59 sq m)

First Floor
Approximate Floor Area
680.60 sq ft
(63.23 sq m)

Garage
Approximate Floor Area
449.71 sq ft
(41.78 sq m)



Approximate Gross Internal Area (Excluding Eaves Storage) = 183.60 sq m / 1976.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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