



Captains Green
Whitegates Lane, Wadhurst

An attractive and beautifully presented 5-bedroom detached period cottage set in delightful gardens of approximately a third of an acre, situated off a small lane in an exceptionally quiet position with wonderful rural views yet within easy reach of amenities.

Guide price: £1,375,000 Freehold

Situation: The property is situated in an idyllic rural position off a small lane bordering open countryside on the outskirts of the sought after village of Wadhurst, voted the best place to live in the UK in 2023. The High Street is just 1½ miles distant offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1.9 miles distant – and only a 12-minute walk by the public footpath opposite – and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 25 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with the cottage benefiting from excellent local walking and adjoining footpaths; Bewl Water Reservoir and Bedgebury Pinetum and Forest are also within easy reach.

Description: Captains Green is a detached period cottage dating from the mid-1800s and presents attractive external elevations of brick and weatherboarding beneath a tiled roof and part double-glazed windows and doors. The house has been much improved by the current owner over the last 15 years including remodelling the interior of the property with an excellent kitchen extension, a new oak framed porch, a new central heating system, including underfloor heating in the kitchen, a new private drainage system, upgraded electrics, new bathrooms, flooring, internal redecoration, a new oak framed open bay garage, re-landscaping of the garden and the installation of a swimming pond.

The property provides a beautifully presented living space with much character and charm, benefiting from period features throughout, as well as having lots of windows giving good natural light, and enjoys a lovely outlook over its gardens and surrounding countryside.

The accommodation is arranged over two floors and includes a reception/dining hall with an attractive brick fireplace and doors to: a lovely double aspect sitting room with an open fireplace and exposed timbers which is open plan to a triple aspect kitchen/breakfast room with a range of shaker style wall and base units with granite worksurfaces, island with breakfast bar, space for a large dining table and French doors leading out to the garden; a family room; a good-sized utility room; a cloakroom and a rear lobby with door out to the side of the property. On the first floor there are five bedrooms (four doubles and a single) - the main bedroom is vaulted and double aspect with a lovely Juliet balcony and enjoys a wonderful outlook over the garden and adjoining countryside and has an ensuite shower room and dressing room. There is a family bathroom with a freestanding bath and a further shower room, which serve the other bedrooms.

Outside, across the lane, there is a gravelled parking area for several cars leading to an open bay oak framed double garage with storeroom. The beautiful gardens wrap around the house with well-kept lawns and mature flower borders. There is a separate rose garden, a summerhouse with a large deck overlooking a pond and a wonderful swimming pond lined with sandstone. Outside the kitchen is a large terrace, which is ideal for outdoor entertaining and enjoys wonderful views. The garden is bordered by mature mixed hedging and is very private.

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Calor gas for the kitchen hob

Current EPC Rating: E

Local Authority: Wealden District Council (01892) 653311

Council tax rating: G (£2024/25 - £4,040.51)

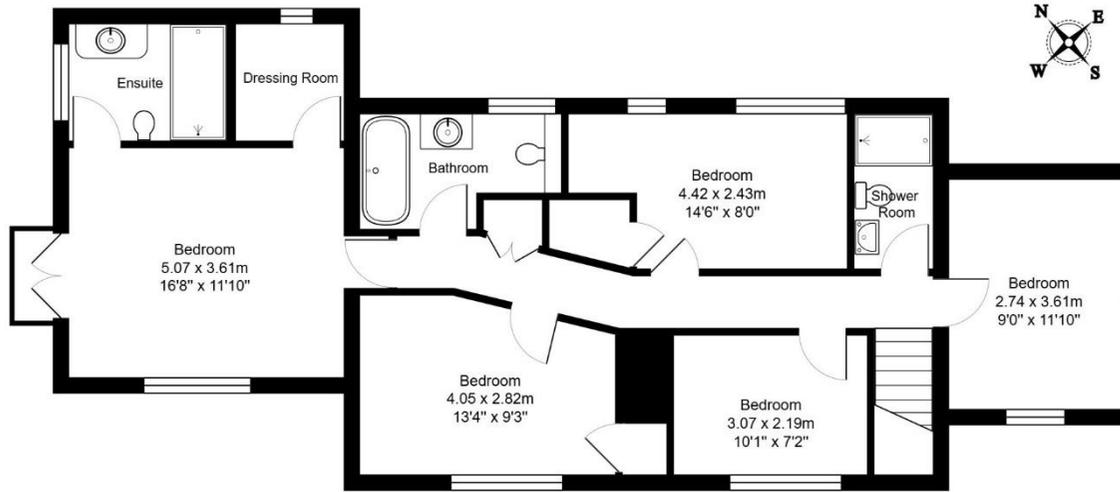
Property address: Captains Green, Whitegates Lane, East Sussex TN5 6QG



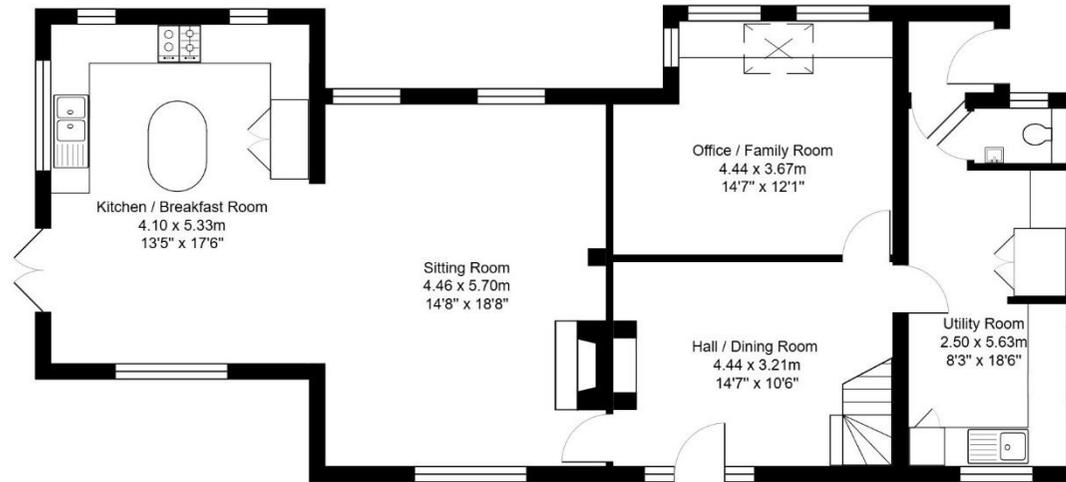
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

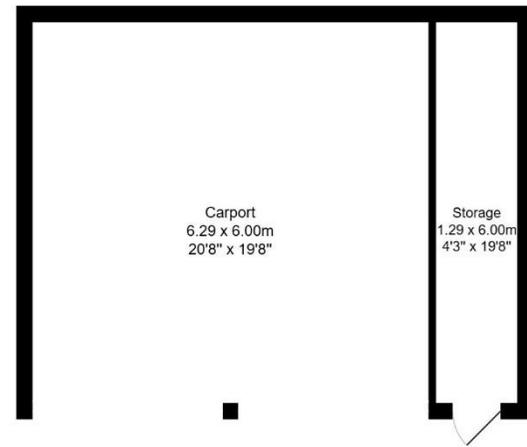




First Floor
Area: 87.8 m² ... 946 ft²



Ground Floor
Area: 96.5 m² ... 1038 ft²



(Not shown in actual location / orientation)
Area: 46.2 m² ... 498 ft²

Total Area: 230.5 m² ... 2481 ft²
 House: 184.3 m² ... 1983 ft²
 Outbuilding: 46.2 m² ... 498 ft²

All measurements are approximate and for display purposes only.

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East Sussex TN5 6QG**

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk