



**Fielden Cottage**  
The Dens, Wadhurst, East Sussex



A very pretty semi-detached period cottage with planning permission to extend and create a 4-bedroom house, with gardens and grounds of approximately 7 acres, situated in a rural position down a no through lane, adjoining open countryside and within the easy reach of village amenities and the station. NO CHAIN.

## Guide price £795,000 Freehold

**Situation:** The property is situated in a quiet rural position down a private lane bordering open countryside within just 3½ miles of Wadhurst village, which offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, 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 lies within 4½ miles and provides a regular service to London Charing Cross/Cannon Street in approximately an hour. The A21 is also within easy reach and links with the M25. The regional centre of Tunbridge Wells is about 9 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 adjoining beautiful countryside and benefiting from nearby walks to Batts Wood, Wadhurst Park and Snape Woodlands; and Bewl Water Reservoir is also with easy reach.

**Description:** Fielden Cottage is a delightful period cottage of approximately 1,097sq.ft/102sq.m with attractive brick and tile hung elevations beneath a tiled roof and double-glazed windows.

The property benefits from being unlisted and from having planning permission (Ref: WD/2024/0123/F) to almost double the size, by extending to the side (West) and remodelling the living space to create a large open plan kitchen/dining/ family room, utility room, cloakroom, sitting room and study on the ground floor, and 4 bedrooms and 3 bathrooms on the first floor.

The property benefits from a southwest facing aspect and enjoys a lovely outlook over its land and surrounding countryside from most of the rooms. There is also development certification (Ref: WD/2024/2416/LDP) for a separate studio/ancillary accommodation.

The accommodation currently includes a wc/utility room, a kitchen which is open plan to a dining room, a sitting room and a family room. On the first floor are three bedrooms (two doubles and a single) and a family bathroom.

Outside, the property has off road parking for several cars with plenty of space for garaging, if required, with a five-bar gate giving access to a yard (previously containing various loose boxes). The gardens wrap around the cottage and are bordered by its land, which is arranged into five paddocks with post and rail fencing; there are also two lightly wooded areas with ponds -the whole extending to approximately 7 acres (TBV).

**Services:** Mains water and electricity. Oil-fired central heating. Shared private drainage.

**Current EPC Rating:** E

**Local Authority:** Wealden District Council (01892) 653311

**Council Tax Band:** D (2025/26 - £2,578.80)

**Property address:** Fielden Cottage, The Dens, Wadhurst, East Sussex TN5 6NJ



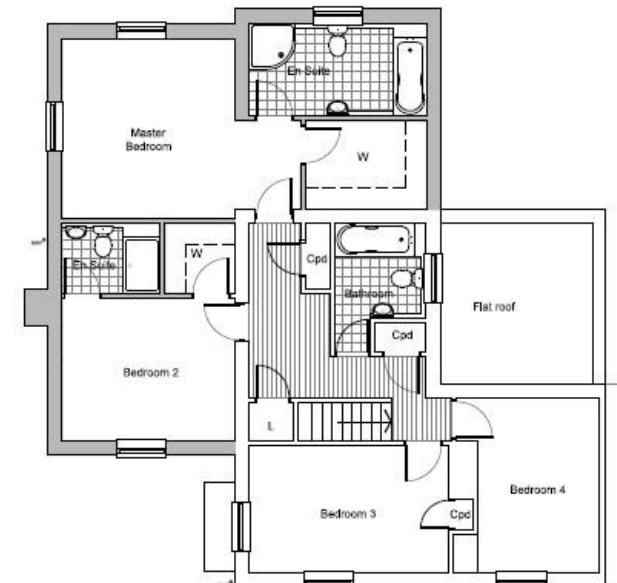
Existing floorplans – 1097sq.ft/102sq.m



Proposed floorplans: 2100sq.ft/195sq.m



Proposed Ground Floor



Proposed First Floor

For layout guidance only

**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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