



11 Fairglen Cottages

Fairglen Road, Wadhurst, East Sussex

A charming and immaculately presented 2-bedroom Victorian cottage, which enjoys a lovely outlook over surrounding countryside, situated in a quiet rural location on the outskirts of the village within easy reach of village amenities and the station.

Offers in Excess of £375,000 Freehold

Situation: The property is situated in a much sought after rural location on the outskirts of the popular village of Wadhurst, recently voted the best place to live in the UK. The High Street is approximately 1½ miles distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Academy and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1¼ miles distant and provides a regular service to London Charing Cross/Cannon Street in 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 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 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 and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 11 Fairglen Cottages is a very pretty late Victorian terraced cottage with external elevations of painted brick beneath a slate tiled roof and double-glazed windows and doors throughout. The property has been sympathetically updated providing light and well proportioned accommodation and retaining a number of period features.

The accommodation is arranged over two floors and includes on the ground floor, a sitting room, which has a double-glazed sash window to the front overlooking the lane, exposed floorboards (which continue through to the dining room) and an attractive open fireplace. The sitting room leads into the dining room, which has a double-glazed sash window to the rear overlooking the garden, a feature fireplace and is open plan to the kitchen, which is fitted with a range of white shaker style base units with rustic solid wood worksurfaces and integrated appliances. Beyond the kitchen is a small hallway with a door leading out to the garden, storage cupboard and a utility area which leads to a well-appointed cloakroom/shower room. Stairs from the dining room lead to the first floor, which provides two double bedrooms - the main bedroom overlooking the garden and having built in wardrobes and a well-appointed ensuite bathroom. The second bedroom enjoys a lovely outlook to the front over the lane, adjoining woodland, and countryside.

Outside, to the front is a pretty area of front garden with plenty of parking available on the lane. The attractive rear garden has been designed for easy maintenance with a gravel area at the rear of the cottage, ideal for outdoor entertaining and having plenty of space for pots, and beyond is the main garden, which has a path with wood chippings and slate beds leading to the top of the garden, where there is a summer house enjoying views of the countryside beyond.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Wealden District Council (01892) 653311

Current council tax: C

EPC Rating: D

Property address: 11 Fairglen Cottages, Fairglen Road, Wadhurst, East Sussex TN5 6 JN



01892 786720 www.greenlizardhomes.co.uk

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



Approximate Area = 747 sq ft / 69 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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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