



3 Gloucester Cottages
South View Road, Wadhurst, East Sussex

A very pretty and beautifully presented Grade II listed terraced cottage, with wonderful period features throughout, situated within easy walking distance of the village high street and station.

Guide price £425,000 Freehold



Situation: 3 Gloucester Cottages forms part of a terrace of four properties and is situated in a sought after residential area in Sparrows Green, close to the Recreation Park and within walking distance of village amenities. The High Street is approximately a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, 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. There is also a Co-op convenience store at Sparrows Green.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant 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 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: The property is a most attractive and charming Grade II listed period terraced cottage, which has been refurbished throughout and extended to the rear to a high standard by the current owner and presents part brick and tile hung external elevations beneath a tiled roof.

The cottage is beautifully presented and enjoys an abundance of period features throughout including an open brick fireplace with a wood burning stove and some lovely exposed timbers and latched doors. There is also a delightful secluded cottage garden to the front and a good-sized terraced garden to the rear of the property.

The accommodation is arranged over three floors and includes on the ground floor; a sitting room with a feature brick fireplace with a wood burning stove with a large storage cupboard to the side and exposed wooden floor boards, an inner lobby with further storage which leads through to a well-appointed kitchen with a range of modern shaker style base units with wood work surfaces over and a traditional butler sink, oak flooring and appliances including a Rangemaster gas range cooker, an integrated dishwasher and a freestanding fridge/freezer, and a contemporary glass and oak framed dining/garden room with oak flooring and bi-fold doors leading to the garden. On the first floor there is a master double bedroom with a large wardrobe cupboard and a spacious well appointed bathroom which includes a freestanding bath and a separate shower. On the second floor there is a further double bedroom with a storage cupboard.

The cottage is approached via a shared path which leads to the front door. To the front is a pretty landscaped cottage garden which is mainly laid to gravel with a terrace and is bordered by a variety of established shrubs and plants. The west facing rear terraced garden is delightful and is ideal for outdoor entertaining. There is an outbuilding with a utility & WC and there is also a good-sized outside office. There are a variety of shrubs and plants and the terrace leads to a further area of garden, which is gravelled, where there is a greenhouse and shed. The garden is fenced on all sides.

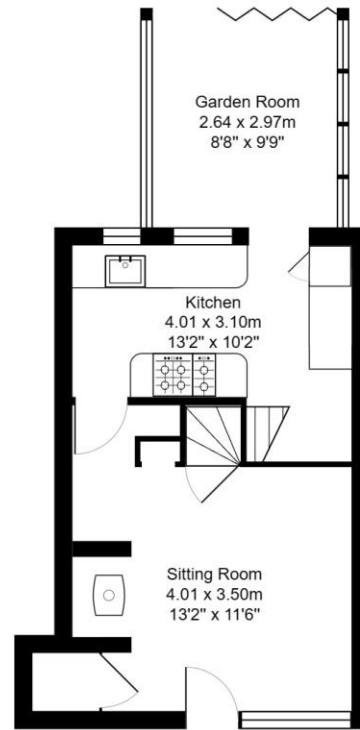
Services: Mains water and electricity. Gas-fired central heating **Local Authority:** Wealden District Council (01892) 653311

Current council tax: C (£1616.20 per annum) **EPC Rating:** Exempt

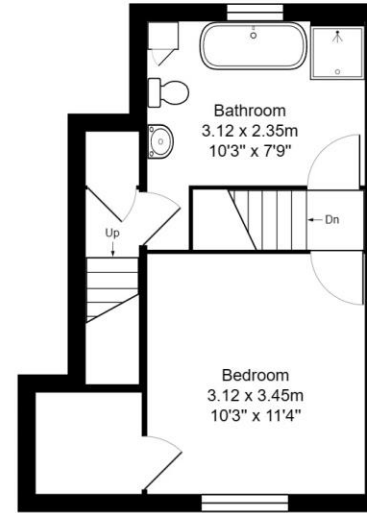
Property address: 3 Gloucester Cottages, South View Road, Wadhurst, East Sussex TN5 6TG

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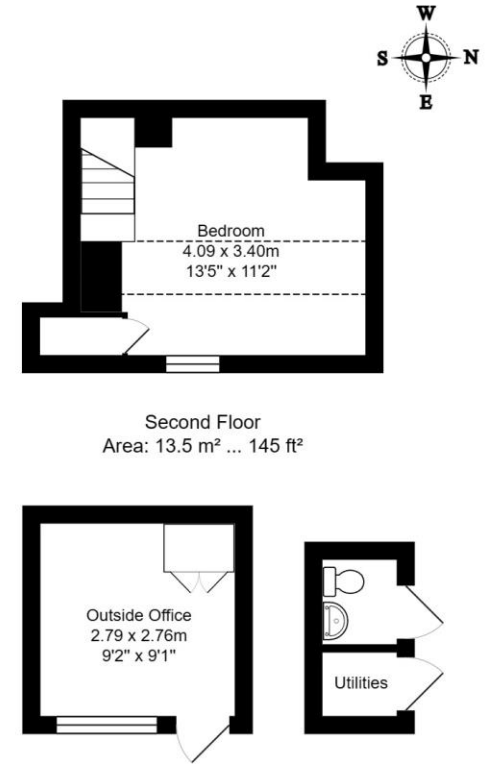
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 35.8 m² ... 385 ft²



First Floor
Area: 26.8 m² ... 289 ft²



Second Floor
Area: 13.5 m² ... 145 ft²

Outbuildings
Area: 10.1 m² ... 109 ft²

Total Area: 86.2 m² ... 928 ft²
All measurements are approximate and for display purposes 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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