



## 2 Marlpit Cottages

The Marlpit, Wadhurst,  
East Sussex



An attractive and beautifully presented 4 bedroom semi-detached period cottage, which has been sympathetically extended and modernised, situated within easy walking distance of village amenities and the station.

## Offers in excess of £550,000 Freehold



**Situation:** The property is situated in a convenient location in the much sought after village of Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times. The bustling High Street includes an excellent range of shops and services for everyday needs including a Jemson's Local store, cafes, butcher, pharmacy, post office, 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 is approximately 1¼ miles distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities including the Royal Victoria Place 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:** 2 Marlpit Cottages is an attractive semi-detached Victorian cottage with painted brick external elevations beneath a slate tiled roof and double glazed windows throughout. Recently extended and modernised to an excellent standard, the cottage provides well presented accommodation that combines period features with modern day tastes and overlooks its good-sized front gardens and benefits from a large driveway providing parking for several cars.

Arranged over three floors the accommodation includes on the ground floor; a good-sized entrance lobby which leads into a spacious open plan living area with a well appointed kitchen/breakfast room, a dining room and a family room with french doors leading to a large raised decked area, which has been fenced off from the main garden. The recently refitted kitchen/breakfast room has an extensive range of contemporary wall and base units with Corian work surfaces including a good-sized breakfast bar with a wooden work surface. There is an integrated fridge, wine cooler, dishwasher and Smeg electric oven with a gas hob. The living area leads to the sitting room, which has a feature fireplace with a wood burner with attractive tiled surround and fitted shelves and cupboards on each side. The sitting room has a glass panel to the kitchen and a glazed door giving views over the garden. A door from the living area provides access to the stairs down to the basement, which is currently used as a utility room and has a wc and provides excellent storage. On the first floor there are four bedrooms (three doubles and a single) – all with built in cupboards apart from the single bedroom - and a well appointed family bathroom. The main bedroom has a lovely vaulted ceiling, large fitted wardrobes and a well appointed en-suite shower room.

Outside the property is approached through a garden gate with a path leading to the front door. There is a lawned area and pond, which is enclosed with hedging and fencing, and beyond the lawn is a gate leading to an enclosed south east facing raised decked area, with artificial grass, which is ideal for outdoor entertaining. A gate leads to a substantial block paved driveway providing parking for several cars.

**Services:** Mains water and electricity. Gas central heating

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

**Current council tax band:** D (£2,424.30 per annum)

**Current EPC Rating:** C

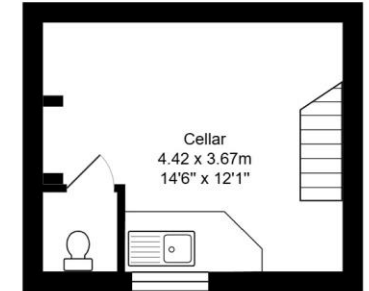
**Property address:** 2 Marlpit Cottages, The Marlpit, Durgates, Wadhurst, East Sussex TN5 6UW

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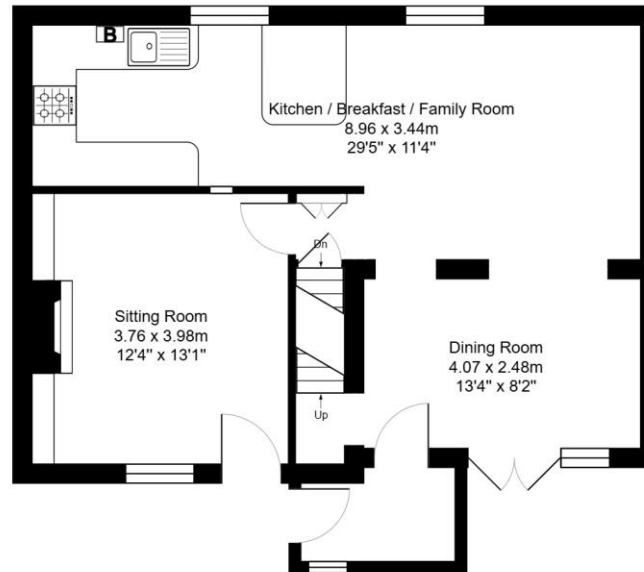
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



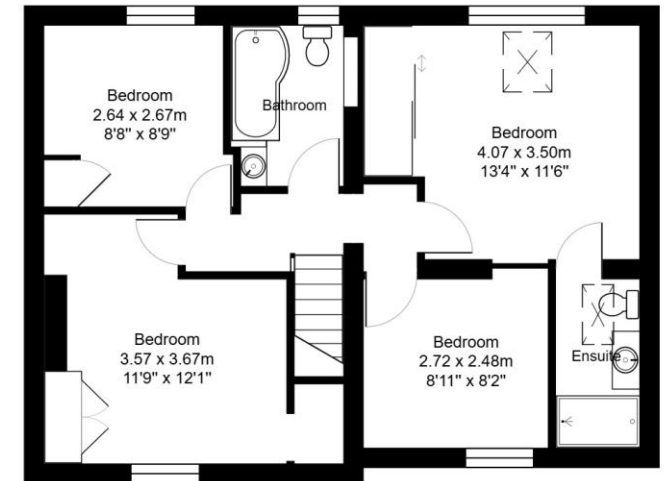
Total Area: 132.4 m<sup>2</sup> ... 1425 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Basement  
Area: 16.2 m<sup>2</sup> ... 175 ft<sup>2</sup>



Ground Floor  
Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>



First Floor  
Area: 55.7 m<sup>2</sup> ... 599 ft<sup>2</sup>

#### 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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