



2 Washwell Cottages

Townlands Road, Wadhurst, East Sussex

An attractive and beautifully presented 3-bedroom terraced house of approximately 1,108sq.ft, which benefits from a lovely south facing aspect and views towards Snape Woodlands and from being situated in the heart of the village within a couple of minutes' walk of the High Street.

Guide price £500,000 - £525,000 Freehold



Situation: The property is situated in the centre of the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The High Street is just a couple of minutes' walk away and offers an excellent range of shops and services for everyday needs including a Jempson'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.

Wadhurst mainline station lies within 1½ miles and provides a regular service to London Charing Cross/Cannon Street in about an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25(junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is about 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 local footpaths and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast.

Description: 2 Washwell Cottages is an attractive and beautifully presented modern terraced house with external elevations of brick, render and weatherboarding beneath a tiled roof and double-glazed windows and doors throughout. The property is one of just five properties built about 12 years ago to very high standard and benefits from a lovely south facing aspect with far reaching views over surrounding countryside.

The house has been much improved by the current owner and benefits from having lots of natural light with an open plan living space on the ground floor and three bedrooms and two bathrooms/shower rooms on the first and second floors. There is also a single garage and off-road parking, as well as a beautifully designed south facing garden.

The accommodation on the ground floor includes a spacious entrance hall leading to a cloakroom with a Butler sink and fitted cupboards, a large store cupboard and separate utility cupboard, a double aspect, L-shaped open plan kitchen/dining/sitting room – the kitchen has an extensive range of shaker style wall and base units with Silestone work surfaces, breakfast bar, integrated appliances, waste disposal unit and a window overlooking the front. There is plenty of space for seating and a dining table and there are French doors leading out to a lovely deck with glass balustrading. On the first floor there are two double bedrooms – the master bedroom having fitted wardrobes, lovely views to the rear and a well-appointed en-suite shower room; there is also a family bathroom. On the second floor is a further double bedroom with a built-in storage cupboard.

To the rear of the property there is a single garage, and the parking area giving access to the south facing rear garden, which has been thoughtfully designed to provide a low maintenance, private garden, which has a good-sized terrace with raised flower borders and steps leading up to a lovely, decked area, which also has an electric awning.

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

Local Authority: Wealden District Council (01892) 653311

Current council tax band: E (2024/25 - £2,963.04 per annum)

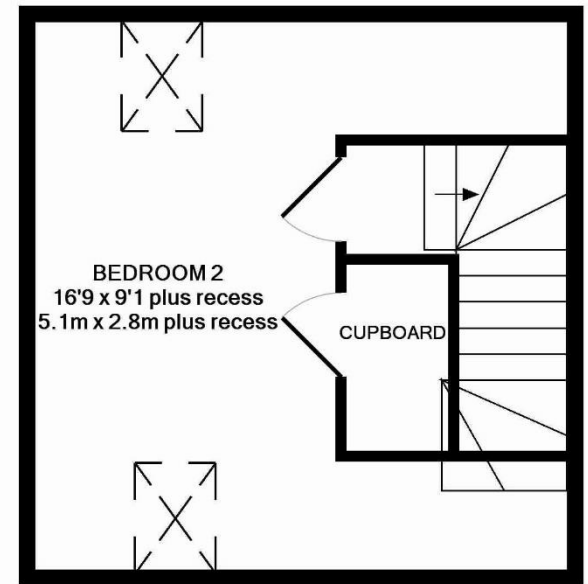
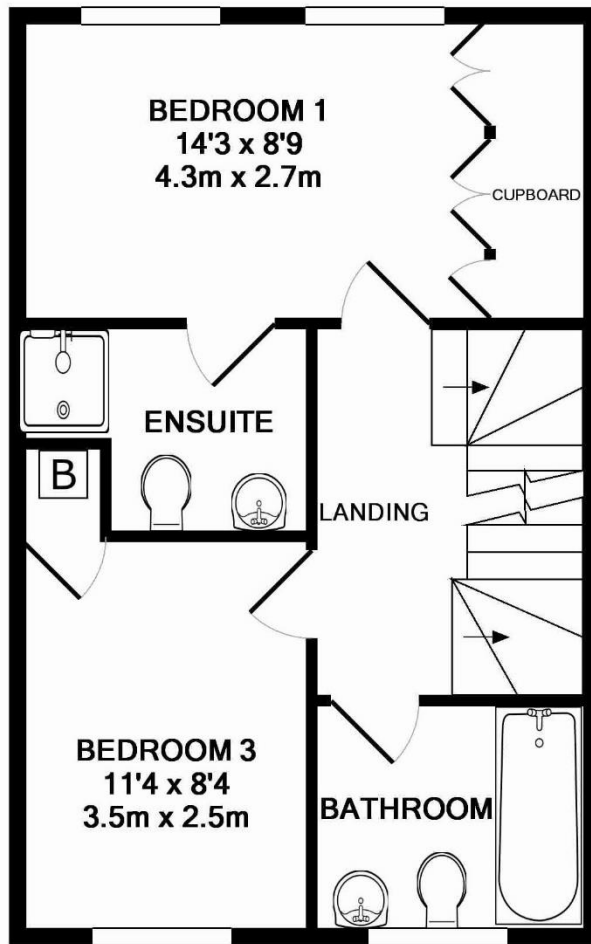
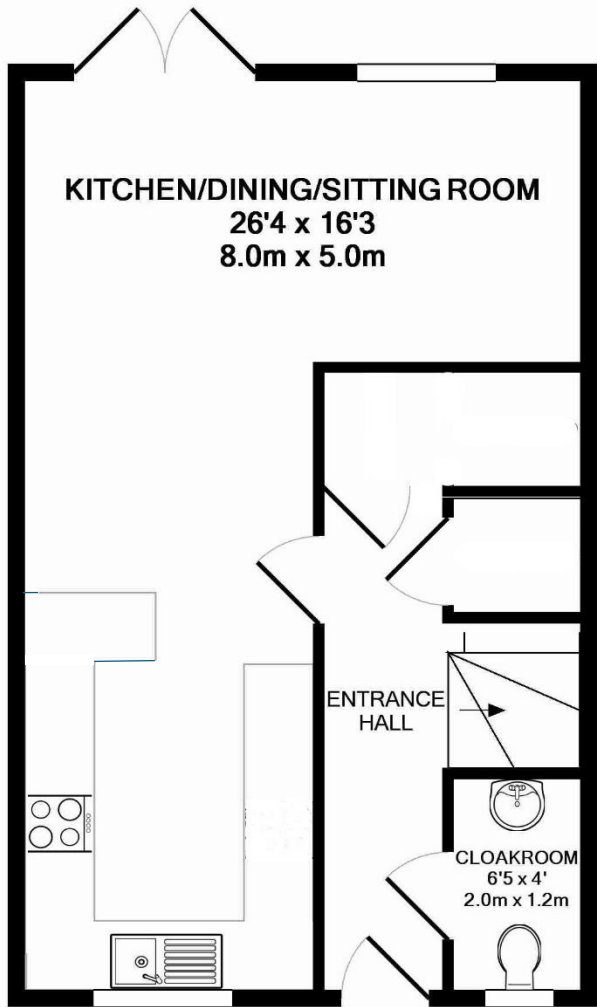
Current EPC Rating: C

Property address: 2 Washwell Cottages, Townlands Road, Wadhurst, East Sussex TN5 6BW



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



Approximate internal area: 1,108sq.ft (103sq.m)
This plan is not drawn to scale and is 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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