



Foxgloves

South View Road, Wadhurst
East Sussex

An attractive and well presented semi-detached Edwardian cottage, situated in a sought after position close to the recreation ground and within walking distance of local amenities, the village High Street and station.

Guide price: £625,000 Freehold

Situation: The property is situated in a sought after residential road in the Sparrows Green area 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 Jemson's Local store and post office, cafés, butcher, deli, 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 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 just 6 miles distant and provides a comprehensive range of amenities including The Pantiles, 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: Foxgloves is a well presented semi-detached period cottage with attractive external elevations of brick beneath a tiled roof with double-glazed windows and doors. The property has been well maintained and provides spacious accommodation that is well proportioned and also benefits from period features, plenty of off-road parking, delightful landscaped front and rear gardens and enjoys a lovely outlook to the side and rear from the upstairs rooms.

Arranged over three floors the accommodation includes on the ground floor an entrance porch, a good-sized sitting room with windows overlooking the front garden, an attractive open fireplace, a deep recess with bookshelves and a door leading to a lovely kitchen/dining room, which extends to 20'10 and has an extensive range of shaker style wall and base units, Range cooker, breakfast bar, plenty of space for a dining table and French doors leading out to a terrace and rear garden. There is a door to a utility room with side door leading out the garden, and a further door leading to a downstairs WC. On the first floor there is a spacious landing, two bedrooms (both with built in cupboards) and a good-sized family bathroom. On the second floor, there is a further double bedroom with an attractive feature exposed chimney breast, views over surrounding countryside, as well as offering scope to create an ensuite, if required.

Outside, to the front of the property is a driveway providing parking for two cars, with landscaped gardens planted with a variety of mature shrubs and a lovely brick path. There is a gate giving access along the side of the cottage to the utility room and leading the rear gardens, which are a particular feature of the property and are arranged into two sections. There is a large terrace outside the kitchen that is ideal for outdoor entertaining with lawn and well stocked flower borders and a brick path that meanders through the garden to further terrace. The path leads to a more informal area of garden, which has a productive vegetable garden with a greenhouse and large garden shed.

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

Local Authority: Wealden District Council (01892) 653311

Council tax rating: Band D (£2,424.30 per annum)

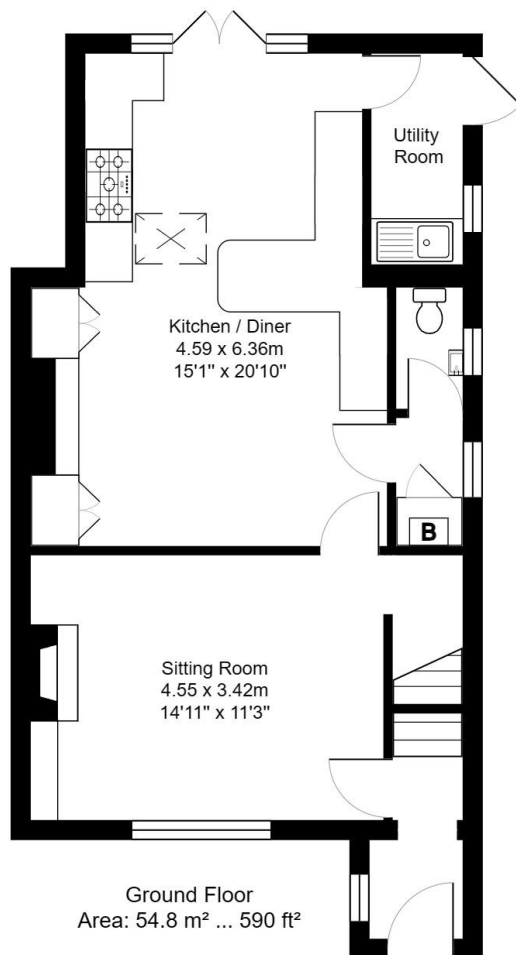
Current EPC Rating: C

Property address: Foxgloves, South View Road, Wadhurst, East Sussex TN5 6TN

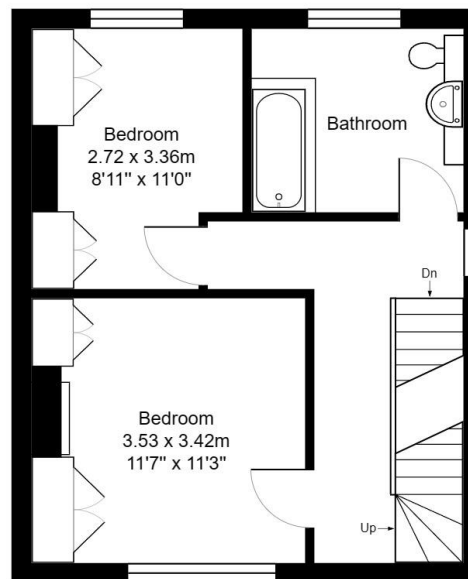


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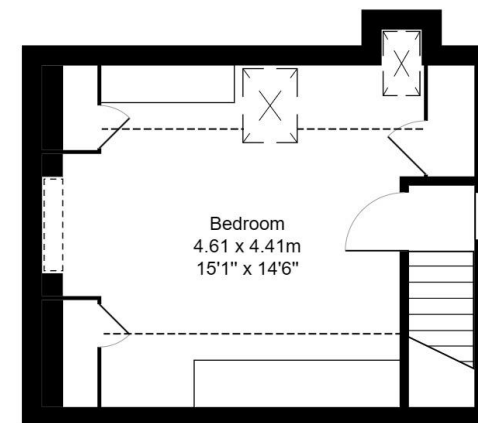
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 118.1 m² ... 1271 ft²
All measurements are approximate and for display purposes only.



First Floor
Area: 38.4 m² ... 414 ft²



Second Floor
Area: 24.8 m² ... 267 ft²



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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