



1 Pendril Place

Cockmount Lane, Wadhurst, East Sussex

An attractive and well presented 3-bedroom end of terrace Victorian cottage of 1,076sq.ft, benefiting from period features throughout and from being situated in a sought-after position on a quiet lane within easy walking distance of village amenities, schools and the station.

Guide price £475,000 Freehold

Situation:

The property is situated in a much sought after position in Sparrows Green on a quiet lane within easy walking distance of village amenities, schools and the mainline station. The High Street is under half 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, 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. There is also a Co-op convenience store within close proximity.

For the commuter, Wadhurst mainline station is just over a mile distant and provides a regular service to London Charing Cross/Cannon Street in about an hour. 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 40 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, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description:

1 Pendril Place a pretty end of terrace Victorian cottage with brick external elevations and double-glazed windows beneath a tiled roof. The house provides a living space full of character and charm with period features and benefits from being surprisingly private, with a lovely outlook from its windows giving lots of natural light. The property also has a good-sized garden, parking for several cars and a garage.

Arranged over three floors the accommodation includes a useful entrance lobby with doors leading to a wc and the kitchen. The kitchen is well appointed and fitted with a range of shaker style wall and base units with solid oak worksurfaces, space for appliances and a window and glazed door leading out to the garden. The kitchen is open plan to the dining room, which has an attractive open fireplace, large window to the side and understairs storage. Stairs lead to the first floor and the sitting room is at the front of the house and has an attractive open fireplace and a sash window overlooking the front garden. On the first floor there are two double bedrooms – Bedroom 1 has a pretty fireplace, sash window to the front and a cupboard – Bedroom 2 overlooks the garden and there is also a good-sized family bathroom. Stairs from the landing lead to the second floor where there is a further double bedroom with a vaulted ceiling, four skylights giving lots of light, and useful eaves storage.

Outside, there is an area of front garden laid to lawn with a fir tree and mature laurel hedging bordering the lane. A driveway provides parking with a five-bar gate, further parking and access to a single garage. There is a good-sized terrace outside the kitchen leading to a landscaped rear garden, which is mainly laid to lawn with flower borders planted with a variety of mature shrubs and a further terrace at the bottom of the garden. The garden is fully fenced.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

Council Tax band: E (2025/26 - £3,151.86)

Current EPC rating: D

Property address: 1 Pendril Place, Cockmount Lane, Wadhurst, East Sussex TN5 6UE



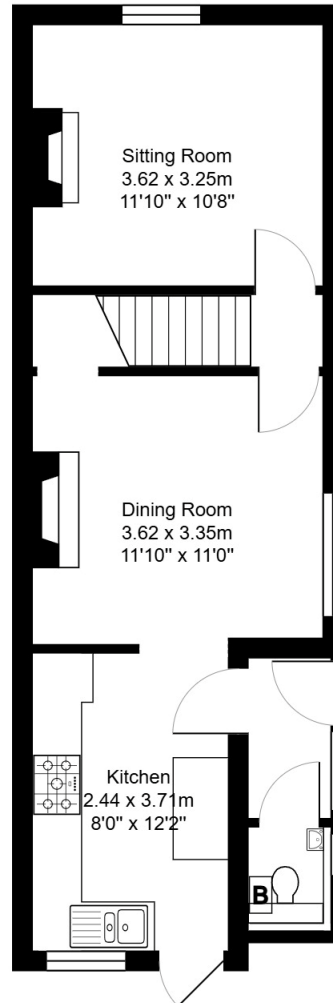
01892 786720 www.greenlizardhomes.co.uk

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

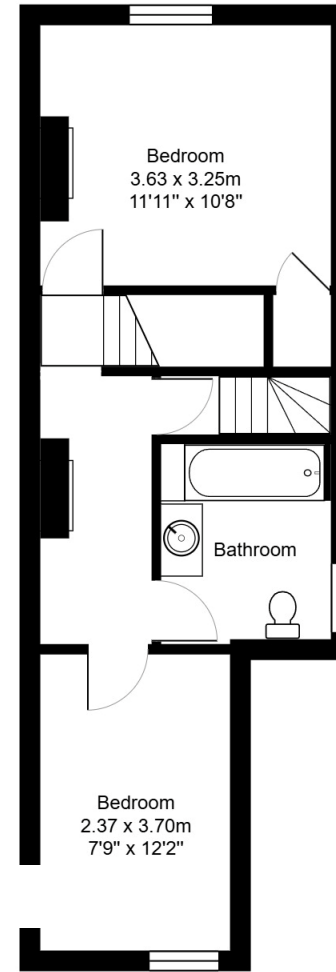


Total Area: 115.6 m² ... 1244 ft²

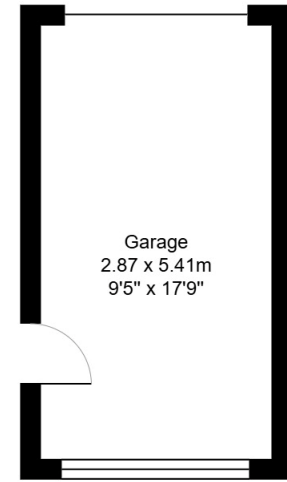
All measurements are approximate and for display purposes only.



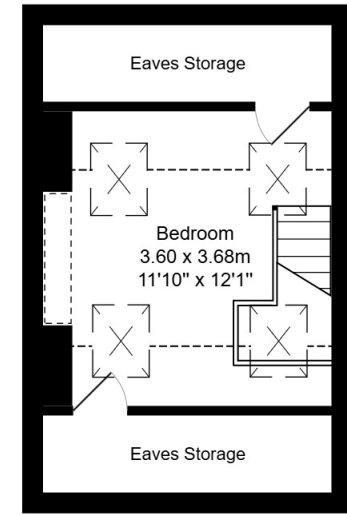
Ground Floor
Area: 41.9 m² ... 451 ft²



First Floor
Area: 37.1 m² ... 399 ft²



(Not shown in actual location / orientation)
Area: 15.6 m² ... 168 ft²



Second Floor
Area: 21.0 m² ... 226 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.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk