

19 Woods Green Cottages
Woods Green, Wadhurst
TN5 6QN

burnett's
Individual Property : Individual Service



Located in the quiet hamlet of Woods Green on the rural fringe of Wadhurst, with miles of countryside walks on your doorstep, just over 1 mile from the town centre and about 1.6 miles from the station, is this pretty Period terraced cottage, with two bedrooms, bathroom, kitchen and living room, cottage gardens and an outlook over the Green. EPC: C

Guide Price £325,000 Freehold

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Guide Price £325,000 Freehold

The cottage is located on a quiet country lane, overlooking Woods Green, which is a lovely little green space maintained and well used by the residents surrounding it. There is a lovely community here and residents have annual get togethers and host private parties on the green.

There is space along the edge of the Green to park cars and generally people use the space in front of their property to park.

To the front of the cottage is a small garden area enclosed by picket fencing, with a gate and pathway leading to the front door.

The front door opens into a small porch with space for storing shoes and hanging coats. A further door then opens into the living room.

The living room has an aspect over the front garden and Green to the front and features a fireplace housing a woodburning stove, with built in cupboards and shelving in the alcoves.

The kitchen is located at the back of the cottage, overlooking the rear garden, with a half-glazed door to the same. It has cream base units with wood-effect worktops and ceramic sink and drainer. There is space for a freestanding cooker, fridge freezer, washing machine and dresser.

Between the kitchen and living room, the stairs rise to the first floor, where there is the first of the bedrooms and the bathroom.

The first floor bedroom is a comfortable double with space for wardrobes/dressers. It enjoys an outlook over the Green to the front.

The bathroom features an end on inset bath with shower over, WC and washbasin. It features travertine stone tiling, heated towel rail and has a window to the rear. A cupboard houses the boiler.

Stairs then rise again to the second floor, with a skylight providing natural light from above. There are useful eaves and understairs storage cupboards.

The top floor provides a further bedroom that will accommodate a double bed (currently used as a study/guest bedroom). Skylights to the front and rear provide lots of natural light. Eaves storage cupboard.

To the rear of the cottage is a westerly facing courtyard area, ideal for sitting out on in the summer months. There is storage space for logs and an outside tap. Steps lead up past a retaining stone wall to a stretch of lawn and the pathway continues to the top of the garden where there is currently a garden shed.

Some of the cottages in the row have extended with conservatories, which might be a possibility with this cottage as well, subject to the usual consents.

As is common with terraced houses, there is a right of way for the neighbours to pass through each other's gardens for garden maintenance when required.

There are local facilities in Sparrows Green (within 1 mile) including a convenience store. Wadhurst town centre is just a little further on providing a wider range of facilities including a Jempsons supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is also a monthly farmers' market, various clubs and societies to get involved with, a sports centre (at Uplands Academy) and a local doctors practice and dentist. The town has a friendly and active community.

Wadhurst station is about 1.6 miles from the cottage and provides regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

Wadhurst has a pre-school, "good" primary school (Ofsted 2018) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.

The property is located in the High Weald Area of Outstanding Natural Beauty and there are many local footpaths taking you through the surrounding countryside. Bewl Water is also nearby.

Royal Tunbridge Wells is about 6 miles away providing an array of shopping, recreational and social facilities.

Material Information

Wealden District Council. Council Tax Band C (rates are not expected to rise upon completion).

Mains gas, electricity, water and sewerage.

The property is believed to be of brick construction with a tiled roof. We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The title refers to easements and we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

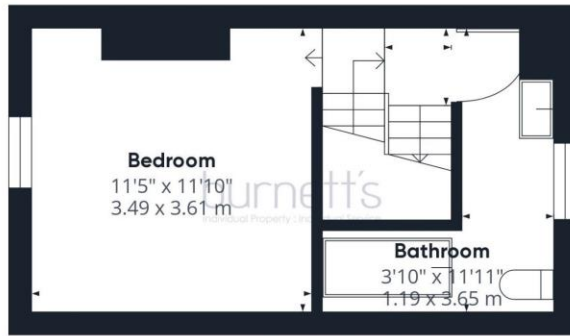
Broadband coverage: Ofcom suggests standard broadband is available at the property and mobile signal is weak.

The property is located within the AONB. We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses / extensions at any neighbouring properties.

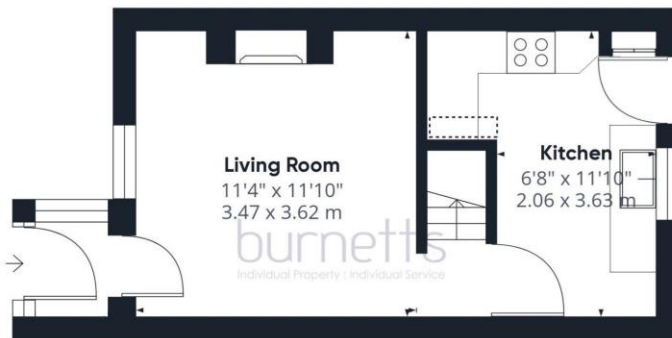
The property does not have step free access.



Floor 2



Floor 1



Ground Floor

Approximate total area⁽¹⁾

636.67 ft²
59.15 m²

Reduced headroom

43.26 ft²
4.02 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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www.burnetts-ea.com

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.