

4 Queens Cottages  
Wadhurst, East Sussex  
TN5 6RW

**burnett's**  
Individual Property : Individual Service



Hidden away in a quiet spot, yet close to all of the amenities that Wadhurst has to offer and just one mile from the station, this well-presented semi-detached house offers generous, wrap-around gardens, three double bedrooms, a family bathroom, two reception rooms, a kitchen and ground floor cloakroom. EPC: D

**Guide Price £475,000 Freehold**

**Mayfield Office**

3 Church View House, High Street,  
Mayfield, TN20 6AB  
01435 874450  
mayfield@burnetts-ea.com

**Wadhurst Office**

Clock House, High Street,  
Wadhurst, TN5 6AA  
01892 782287  
wadhurst@burnetts-ea.com



# 4 Queens Cottages

## Wadhurst, East Sussex, TN5 6RW

Guide Price £475,000 Freehold

This bright and spacious house sits in a unique, tucked-away, garden setting with elevated views over neighbouring rooftops. Internal features include oak latched doors, double glazing, LVT flooring and feature fireplaces, including a working multi-fuel stove. It is considered there is potential to extend, subject to the usual consents.

There is on street parking in a layby that is widely used by this and the neighbouring house. The house is accessed via a private pathway that leads to a lockable gate.

There is a paved terrace to the front of the house, a broad levelled out lawn to the side of the house with flower beds down one side and a further area of garden wrapping around the rear of the house and leading to a useful garden shed.

The welcoming entrance hall has under stairs storage cupboards and an opening leading through to the sitting room. Oak latched doors open into the study/snug and ground floor WC. Wood effect LVT flooring runs throughout most of the ground floor.

The double aspect sitting/dining room has a fireplace housing a multi fuel stove on a slate hearth with wooden mantle over. There is also a built-in storage cupboard with wooden top.

The country-style triple aspect kitchen has an array of wall and base units with wood-block worktops, sink and drainer with mixer tap over, integrated oven, electric hob with extractor over, decorative ceiling beams, and space for a dishwasher, washing machine and tall fridge/ freezer.

The study/snug is a lovely light room with built-in storage cupboards and fireplace recess.

The ground floor WC is a recent, welcomed addition to the property.

Located off the first floor landing are three double bedrooms and the family bathroom. The two rear bedrooms have brick fireplaces and all three bedrooms have built-in wardrobes.

The family bathroom incorporates an L shaped shower bath with fixed and handheld shower attachments and glass screen, vanity unit with wash basin, WC and heated towel rail. Part-tiled walls. Wall mounted mirror with lighting.

The property is located between the Durgates and Sparrows Green areas of Wadhurst. The nearest shop is approximately 350 yards away, providing convenience products, whilst the Co-Operative mini-supermarket is approximately a third of a mile away. The centre of town is about three quarters of a mile

away and offers an array of shops and facilities including cafes, a butcher, pharmacy, post office facilities, barbers/hairdressers, restaurants, food outlets and much more.

There is an Ofsted rated "good" primary school in Sparrows Green, pre-school and the Sacred Heart Catholic School in Durgates, as well as Uplands Academy in the town, all within walking distance.

Wadhurst mainline railway station is about 1 mile away with services to London Charing Cross and Cannon Street (London Bridge in about 55 mins).

Wadhurst has a very strong community with Anglican and Catholic Churches and various social and sporting activities and clubs to get involved with.

There is also a local doctors practice, dentist and veterinary practice. Local leisure facilities include floodlit tennis courts, a children's playground and a community sports centre.

There are beautiful walks on the numerous footpaths and bridleways that criss-cross the area. Scotney Castle and Bedgebury Pinetum are nearby as is Bewl Water, which offers sailing and other outdoor pursuits.

### 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 cavity brick wall construction with half-tiled elevations under a tiled roof.

We are not aware of any safety issues or cladding issues. No asbestos checks have been carried out at the property. Due to its age, there may be some materials containing asbestos such as downpipes and soffits.

The property is located within the High Weald AONB. The title has restrictions and easements, we suggest you seek legal advice on the title. The current owner obtained an indemnity policy when buying the property due to the absence of an easement between the path and the highway and some missing certificates.

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

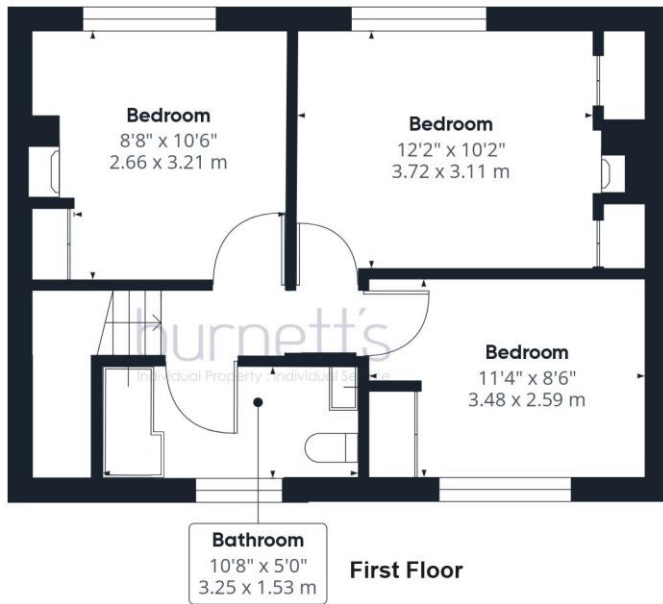
Broadband coverage: According to Ofcom, Superfast broadband is available to the property.

There is mobile coverage from various networks, Ofcom suggests best from 02.

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.





**Approximate total area<sup>(1)</sup>**

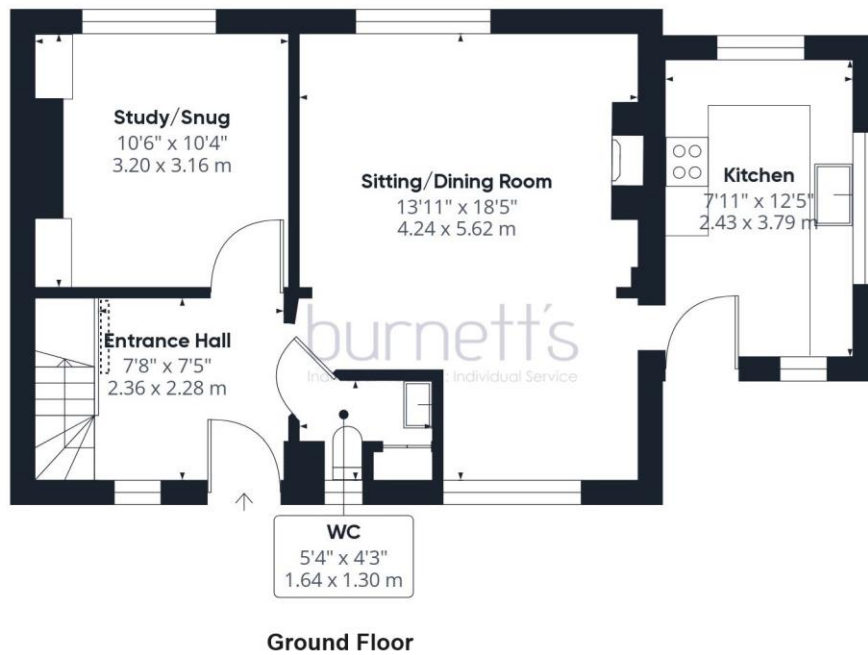
963.15 ft<sup>2</sup>

89.48 m<sup>2</sup>

**Reduced headroom**

1.08 ft<sup>2</sup>

0.1 m<sup>2</sup>



(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		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

