

3 Dunstan Terrace
Cockmount Lane, Wadhurst,
TN5 6UF

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Individual Property : Individual Service



A deceptively spacious Victorian terraced house with generous open plan kitchen/dining room, separate sitting room, three bedrooms and a bathroom, displaying fireplaces, sash windows and high ceilings, with courtyard garden to the rear. Tucked away on a quiet road close to the schools and shop in Sparrows Green, just half a mile from the centre of Wadhurst and about 1.2 miles from the station. EPC: D

Guide Price £395,000 Freehold

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3 Dunstan Terrace

Cockmount Lane, Wadhurst, TN5 6UF

Guide Price £395,000 Freehold

This attractive cottage forms one of a row of four red-brick Victorian cottages known as Dunstan Terrace, tucked away just off the Sparrows Green Road.

Approaching from Cockmount Lane, steps lead up to a pathway leading to the front door. There is a slate chip border in front of the house with iron railings, should owners wish to utilise this area for pot plants or seating.

The front door opens into the sitting room, which has an open fireplace, built-in cupboards and shelves and a large sash window to the front.

The dining room is open plan to the kitchen, ideal for family living and entertaining. The dining room has wooden floorboards, a feature fireplace and a useful under-stairs storage cupboard.

The kitchen is fitted with a range of cream wall and base units with integrated double oven, gas hob and ceramic sink with drainer. There is also space for a dishwasher, washing machine, American style fridge freezer and dresser. Alternatively, there is space for a breakfast table in the kitchen should the dining area be more useful for another purpose. A stable-style half glazed door leads out to the rear garden. The kitchen has a tiled floor.

On the first floor there is a double bedroom at the front of the house, with built-in wardrobe, feature fireplace and sash window; as well as a small third bedroom or study with sash window to the rear and the family bathroom, which is fitted with a panelled bath with shower over, WC and washbasin.

The top floor has been converted to provide another generous double bedroom with dormer window to the front and skylight to the rear. It has built-in wardrobes and eaves access for storage.

To the rear of the property is a part-walled and part-fence enclosed courtyard garden with paved patio and a square of lawn, as well as a garden shed.

There is on-street parking close-by on the Sparrows Green Road and a twitten leads out to this road from the rear garden.

The property is located in the popular Sparrows Green area of Wadhurst, which has a Co-op convenience store, good primary school and nursery (from 1 y/o). Nearby is a recreation ground with tennis and football clubs as well as a children's playground.

The centre of Wadhurst is about half a mile from the property, offering a Jemsons' supermarket with Post Office facilities, a family run butcher's, greengrocer, chemist, delicatessen, florist, hairdressers, a high

quality gift shop and ladies outfitters, an excellent library and book shop, amongst other useful amenities. The historic market town has a wonderful community spirit with churches, social and sporting groups to get involved with, should you so wish. It also has pubs, restaurants/food outlets, cafes, an art gallery, a doctor's practice and dentist.

In addition to the nursery and primary, there is Uplands secondary Academy and the Sacred Heart Catholic School in Wadhurst.

Wadhurst railway station is about 1.2 miles away, with regular and fast services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). There is also a frequent bus service operating to nearby Tunbridge Wells, which offers a wider selection of amenities including large supermarkets, High Street and boutique clothing stores, restaurants, a theatre, cinema and much more. Tunbridge Wells also has very high achieving grammar schools.

The area is designated as one of Outstanding Natural Beauty and there are many beautiful walks to be enjoyed on the numerous footpaths and bridleways that criss-cross the area. The ever-popular Bewl Water Reservoir, which offers sailing and other outdoor pursuits, and Bedgebury Pinetum are both close by.

Material Information:

Wealden District 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 under a slate tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title refers to easements, we suggest you seek legal advice on the title. In particular, this property benefits from a right of way over a pathway to the rear leading out to the Sparrows Green Road. The same pathway continues through No.3's property to the adjoining property, which has a similar right of way.

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

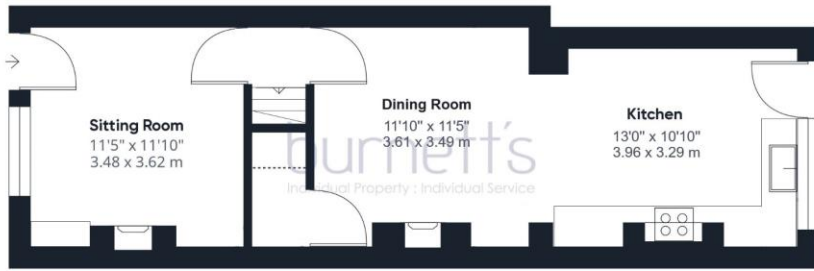
Broadband coverage: we are informed that Superfast broadband is available to the property.

According to Ofcom, there is likely mobile coverage from various networks, most likely 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.



Ground Floor



Approximate total area⁽¹⁾
909.55 ft²
84.5 m²

Reduced headroom
30.78 ft²
2.86 m²



First Floor



Second Floor

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

