

Robin Cottage  
Sparrows Green, Wadhurst,  
TN5 6SS

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



NO CHAIN. A very attractive and characterful, Grade II Listed three bedroom semi-detached cottage located in the popular Sparrows Green area of Wadhurst, with amenities and schools close by. Comprising: three bedrooms, en suite shower room, bathroom, kitchen/dining room, sitting room, study and cloaks/utility room. Pretty landscaped garden to the rear and off road parking for two cars to the front. EPC: D  
**Offers in Excess of £500,000 Freehold**

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# Robin Cottage

Sparrows Green, Wadhurst, TN5 6SS

Offers in Excess of £500,000 Freehold

Robin Cottage is a charming and very well presented Grade II listed character cottage, displaying a wealth of period features, combined with modern additions, including a fabulous, vaulted dining area off the beautiful kitchen, modern bathroom suites, and an updated central heating system. It also benefits from spacious storage.

One enters via a front porch to the sitting room, with a pretty casement window to the front, feature open fireplace and exposed beams to the ceiling and far wall. A stud partition wall separates the sitting room from the inner hall/study area, with under-stairs storage cupboard, a door to the kitchen and downstairs WC/utility room, which has space for a washing machine, storage shelves and houses the boiler.

The beautiful kitchen has been expertly extended to create a vaulted dining space, with exposed trusses and multi-pane windows and French doors to the rear garden. The original part glazed stable door also opens out to the garden from the kitchen. There are lovely, wide floorboards throughout this area. The kitchen is fitted with a range of pale grey cupboards and drawers with wooden worktops, a ceramic butler sink, range cooker and fridge freezer. There is also a free-standing island with butcher-block worktop.

The first floor provides a beamed landing and a staircase to the second floor. A door and a step from the landing leads to the main bedroom with a window to the rear and a fitted wardrobe. The ensuite tiled shower room features a shower enclosure, WC, basin, heated towel rail and window to rear.

The family bathroom comprises a bath with shower over, WC, basin and towel rail, and has a window to the side.

The second bedroom has a window to the front, two fitted wardrobes and, in one corner, a washbasin with a cupboard underneath and a small window above. The third bedroom has a velux window to the rear and eaves access to a large loft storage space.

Outside, there is a gravel parking area with space to tandem park two cars, next to the parking for the adjoining cottage. A gate leads from the parking area to a pathway leading to the front and rear of both cottages. The garden in front of the cottages and pathways are owned by the neighbouring cottage. Robin Cottage benefits from a right of way along the pathways to access the front door and rear garden. To the front there is an area for a storing bins.

To the rear of the cottage, a wrought iron gate gives access to the private back garden, which has been landscaped with paved patios, ideal for entertaining or just relaxing and watching the birds. There are flower bed borders, mature trees and a kitchen garden to the rear with raised vegetable beds and a shed. The garden is hedge and fence enclosed. The property backs on to open fields.

Robin Cottage is located in the popular Sparrows Green area of Wadhurst, close to the local primary school and convenience store and within a short walk of the main High Street, with its abundance of local facilities.

In addition to the primary school, there is a nursery, Uplands Academy and Sacred Heart Catholic School.

The property is about 1.2 miles from Wadhurst mainline Station with services to Tunbridge Wells, Hastings and London (London Bridge in around 55 minutes).

The area is designated as one of Outstanding Natural Beauty and Wadhurst is surrounded by beautiful rolling countryside. Bewl Water Reservoir is also nearby offering an abundance of walking and cycling opportunities as well as water sports.

Wadhurst has a strong community with lots of activities, clubs and societies to get involved with, as well as Catholic and Church of England Churches. There is a sports centre with gym at Uplands and various sports clubs to get involved with.

## Material Information

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

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick and timber construction with half-tile hung elevations and 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 property is located within the AONB and is Grade II Listed.

The title has easements and we suggest you seek legal advice on these.

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

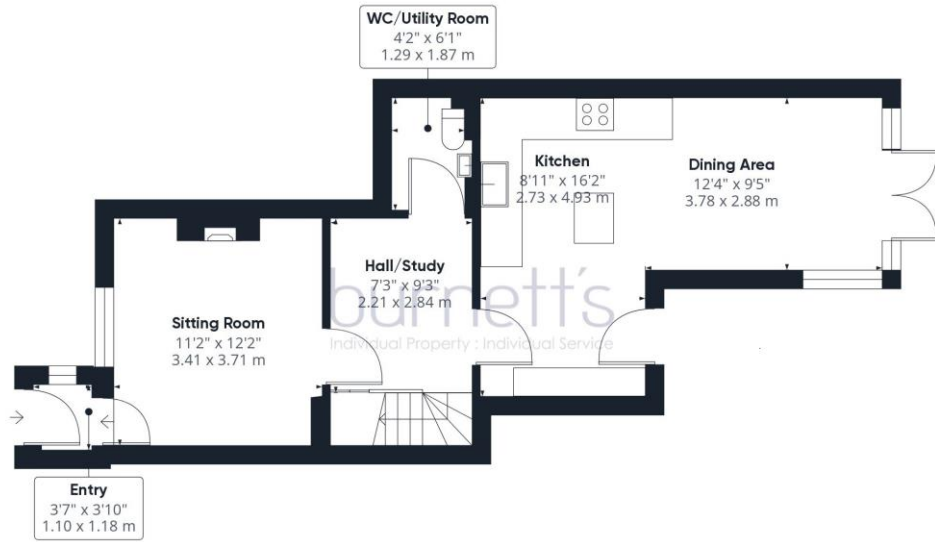
Broadband coverage: Ofcom suggests that ultrafast broadband is available in this location and there is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

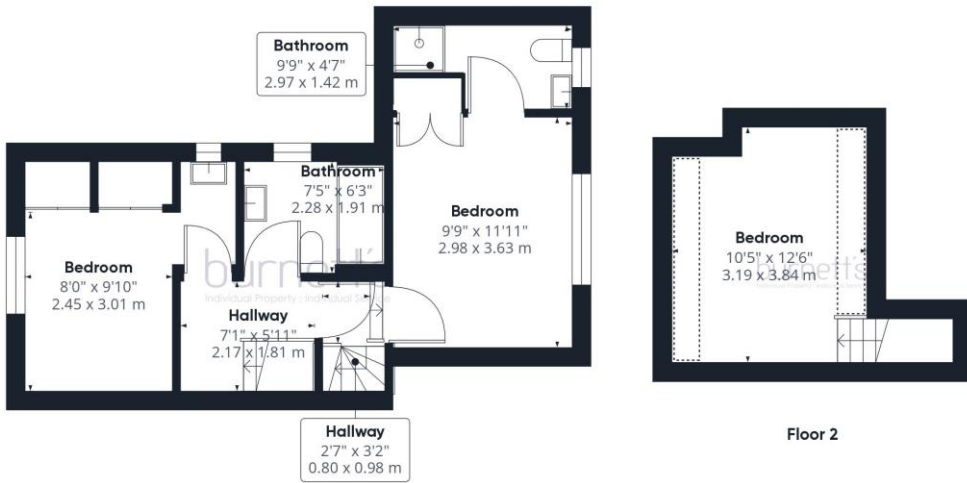
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.





Ground Floor



Floor 1



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

1050.82 ft<sup>2</sup>  
97.62 m<sup>2</sup>

Reduced headroom

31.21 ft<sup>2</sup>  
2.9 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		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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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.