



Lambert & Foster



14 GEORGE STREET

WADHURST | TN5 6TB

A unique and beautifully styled semi-detached period cottage close to the heart of Wadhurst

EARLY VIEWING RECOMMENDED

Guide Price: £575,000



14 GEORGE STREET

WADHURST | EAST SUSSEX | TN5 6TB

A most unique and stylish house that has been a family home for the last 25 years and benefitted from an interior design and refurbishment throughout to include a recently built summer house at the end of the garden which the family use as an additional guest bedroom/home office. Unique features of this house include the exceptionally spacious kitchen/breakfast room, utility room with downstairs cloakroom and three good sized double bedrooms to include the master bedroom. Situated in a very quiet and well managed private road. *Wadhurst has been voted UK Best Place to live by The Sunday Times 2023.*

The accommodation opens from a hallway into the sitting room with feature fireplace and cupboards on each side. The kitchen is to the rear of the property with wood hand-built painted kitchen units and granite worktops. It has been thoughtfully planned to include a generous dining/breakfast area with French doors leading out to the garden. The utility/lobby and downstairs cloakroom is off to one side. There is wooden flooring throughout the downstairs. Stairs lead up from the hallway to two bedrooms and a generous sized family shower room and then up again to the master bedroom. The entire house is immaculately presented throughout.

There is a good-sized rear garden which is laid to lawn with a terrace and the recently built bespoke summerhouse at the rear offers additional living space or a home office with power and lighting.

Wadhurst is a very characterful village with a predominantly Period High Street in an Area of Outstanding Natural Beauty. The high street has an excellent range of shops including Jempsons convenience store, a butcher, baker, greengrocer, pharmacy, post office, florist, off licence, public houses and doctor's and dentist surgery. Wadhurst mainline station is located under a mile away with services into London in under an hour. Gatwick Airport is about 40 miles to the west. Tunbridge Wells is about 7 miles distant providing a comprehensive range of amenities including cinema complex and theatres alongside the historic Pantiles offering regular music events and dining out venues.



- Total floor area approximately 1104 sq.ft. (102.5mtrs)
- Light and spacious beautifully designed accommodation
- Large kitchen with breakfast/dining area
- Downstairs cloakroom and utility/lobby area
- Three double bedrooms
- Family shower room
- Landscaped rear garden with paved terraces
- Bespoke wooden summerhouse/home office
- Sunny aspect
- Located in a quiet private road
- Walking distance into Wadhurst
- EARLY VIEWING RECOMMENDED

GENERAL

Tenure: Freehold

Services: Mains water, gas and electricity.
(Connected but not tested).

Local authority: www.wealden.gov.uk

Council tax: Band:C **EPC:** D

Private Road: £50/annum sinking fund

VIEWING

By appointment only.

Sussex Office: 01435 873999.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

14 George Street, Sparrows Green, Wadhurst, TN5 6TB

Approximate Area = 1104 sq ft / 102.5 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 1276 sq ft / 118.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1028713

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
 Helix House, High Street,
 Wadhurst, East Sussex
 TN5 6AA

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