



125

— YEARS OF —

**Lambert
& Foster**



2 FAIRGLEN COTTAGES
FAIRGLEN ROAD, WADHURST, EAST SUSSEX, TN5 6JN



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& Foster**

WADHURST STATION 1.9 MILES | TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 44 MILES

2 FAIRGLEN COTTAGES, FAIRGLEN ROAD, WADHURST, EAST SUSSEX, TN5 6JN

A characterful and newly renovated three-bedroom period cottage with a modern office studio with breathtaking views in a semi-rural position on the outskirts of the popular market town of Wadhurst.

OFFERS IN EXCESS OF £440,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this characterful and newly renovated three-bedroom period cottage with a modern office studio with breathtaking views in a semi-rural position on the outskirts of the popular market town of Wadhurst.

This unlisted period property, which benefits from more than 850 sq. ft. of internal living space and has been beautifully renovated to an exacting standard throughout by the current owners, is set over three floors and includes on ground floor, a kitchen, dining room and sitting room. On the first floor you find two bedrooms and a family bathroom while there is a further bedroom on the top floor.

Entering through the front door you arrive in a cosy sitting room with an inset "hobbit" wood burning stove, carpeted flooring, shelving and a fitted cupboard. There is also a newly installed double sash window affording wonderful views. Entering the open plan kitchen/dining room you find attractive engineered wooden flooring throughout and ample room for a dining table or seating as required. The modern kitchen has integrated appliances including Bosch oven, gas hob, microwave and cooker hood, wooden worktop surfaces, a ceramic butler sink and integrated fridge, freezer and dishwasher. To the rear, double-glazed French doors lead directly to the garden.

Taking the stairs to the first floor, you find two newly renovated bedrooms with carpeted flooring while the family bathroom features a free-standing roll top bath, a feature tiled floor, towel radiator and shaver socket.



DESCRIPTION CONTINUED

On the second floor is a third bedroom, again newly renovated with carpeted flooring and under eaves storage.

Outside, to the front you find a variety of mature shrubs and stone steps leading to the road while to the rear the garden is set over several levels. The garden has been thoughtfully landscaped to function as a variety of uses and includes a host of mature shrubs and borders and entertaining areas. As you come to the rear of the garden you find a newly installed home office with a large, decked area to its front and commanding views over the surrounding countryside. The home office benefits from both lighting and electricity.

The property is in quiet semi-rural location on the outskirts of the popular market town of Wadhurst which boasts a plethora of shopping and recreational establishments and there are several options for both primary and secondary schooling in the area in both the public and private sectors.

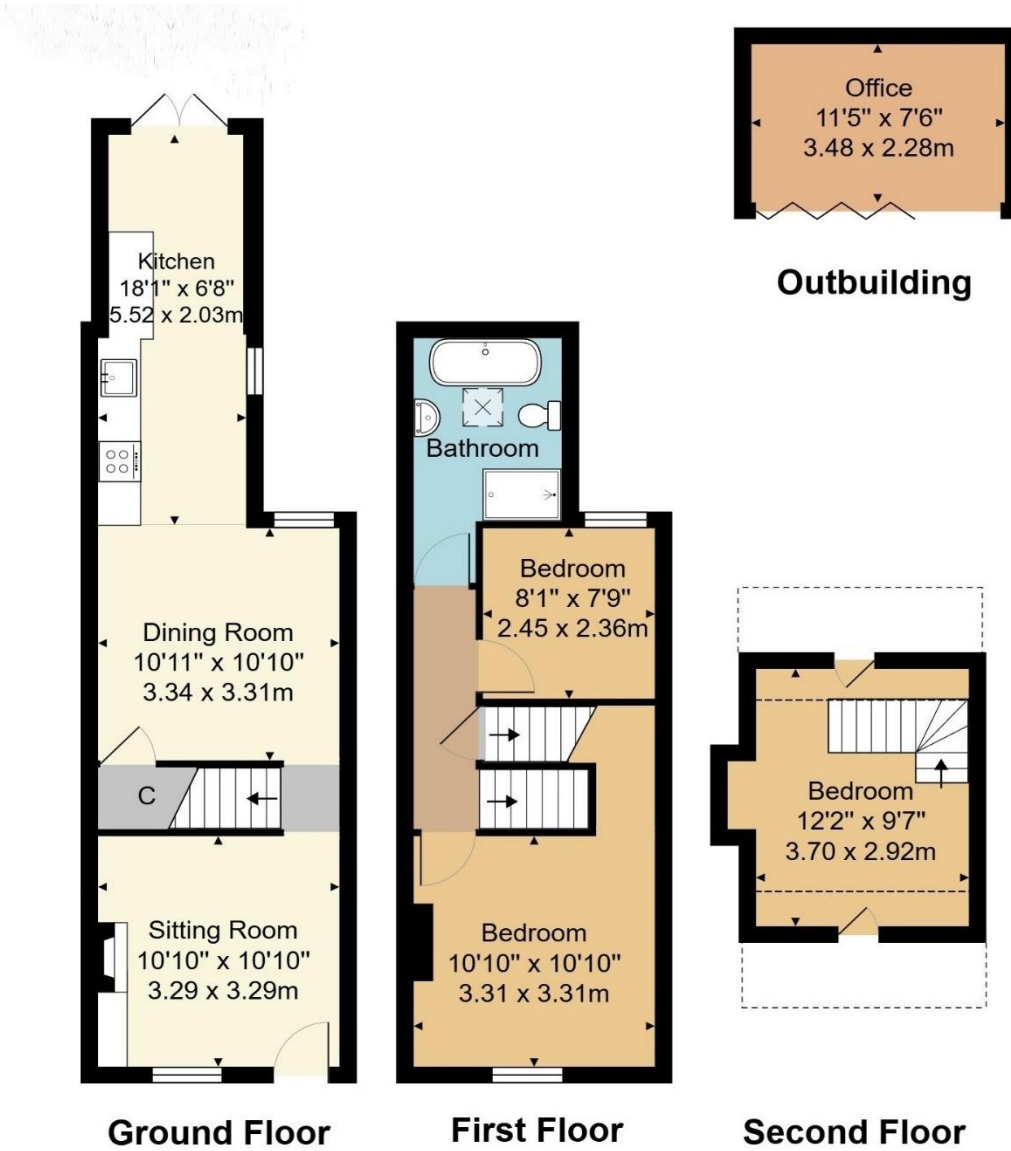
- Three bedrooms
- Home office
- Countryside views
- Semi-rural location
- Newly renovated throughout
- Period features





FLOORPLANS

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



House Approx. Gross Internal Area 852 sq. ft / 79.2 sq. m
Outbuilding Approx. Internal Area 85 sq. ft / 7.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



VIEWING: By appointment only. **Wadhurst Office 01435 873999.**

WHAT3WORDS: ///SOUPS.RECUR.NEICE

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band D **EPC:** D (66)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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