



125

— YEARS OF —

**Lambert
& Foster**



4 GLOUCESTER COTTAGES

SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST,
EAST SUSSEX, TN5 6TG



**Lambert
& Foster**

WADHURST STATION 1.3 MILES | TUNBRIDGE WELLS 6.6 MILES | GATWICK AIRPORT 29.4 MILES

4 GLOUCESTER COTTAGES, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, EAST SUSSEX, TN5 6TG

A beautifully renovated two-bedroom character cottage with a large loft room, outside home office and front and rear gardens located in a sought-after position in Wadhurst.

ASKING PRICE £425,000 FREEHOLD



DESCRIPTION

A beautifully renovated Grade II listed period cottage in the heart of Sparrows Green, Wadhurst combining classic Wealden charm with stylish modern living.

Set behind a pretty front garden with a brick pathway and established planting, this characterful two-bedroom cottage has been thoughtfully renovated throughout. The accommodation is arranged over three floors with an additional loft room and a separate home office in the garden.

Inside, the sitting room showcases exposed beams, oak floors, and a wood-burning stove—instantly warm and inviting. The well-fitted kitchen features solid wood worktops, shaker-style cabinetry and a range cooker, leading seamlessly into a bright dining room with bi-fold doors to the landscaped rear garden.

Upstairs, the main bedroom enjoys a peaceful outlook over the garden with wide original floorboards and exposed timbers, while the second bedroom and a stylish bathroom with a roll-top bath complete the first floor. A staircase leads to a loft room, currently used as a third bedroom, with charming, vaulted ceilings and original beams.



DESCRIPTION CONTINUED

Outside, the enclosed rear garden has been carefully designed for low maintenance, with a decked terrace perfect for entertaining and a separate studio/home office.

Situated in the popular Sparrows Green area of Wadhurst, the cottage is within easy reach of Wadhurst High Street and the station, which offers regular services to London Charing Cross in just over an hour. Tunbridge Wells is around six miles away, and the surrounding Wealden countryside provides excellent walking and cycling.

- Grade II listed cottage
- Beautifully renovated throughout
- Two bedrooms plus loft room
- Separate garden studio/office
- Private landscaped rear garden
- Walk to station and shops





FLOORPLANS

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

4 Gloucester Cottages, Sparrows Green, Wadhurst, TN5 6TG

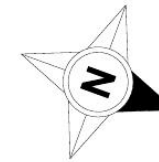
Approximate Area = 796 sq ft / 73.9 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

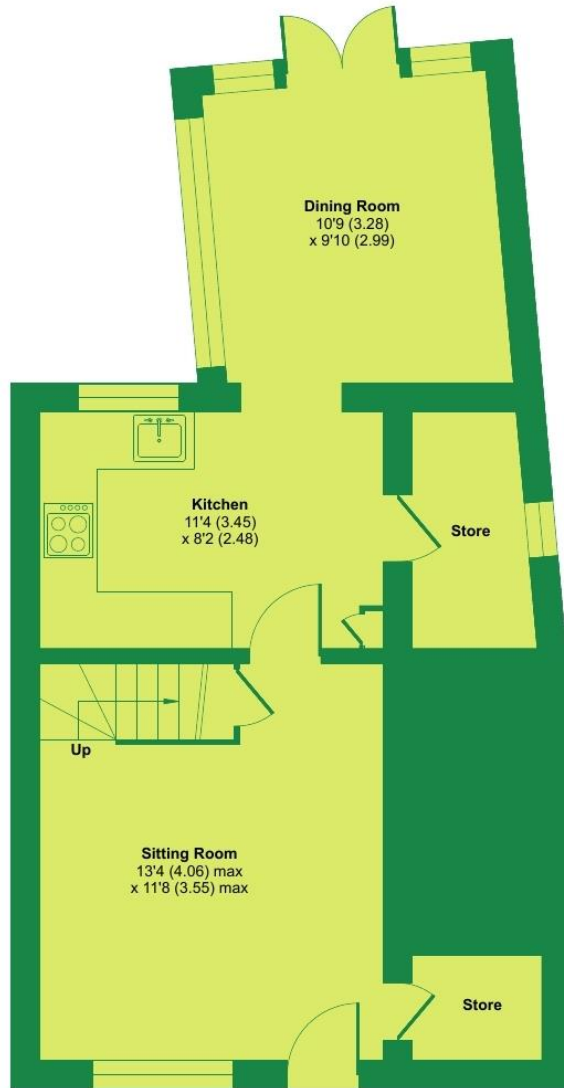
Outbuilding = 80 sq ft / 7.4 sq m

Total = 948 sq ft / 87.9 sq m

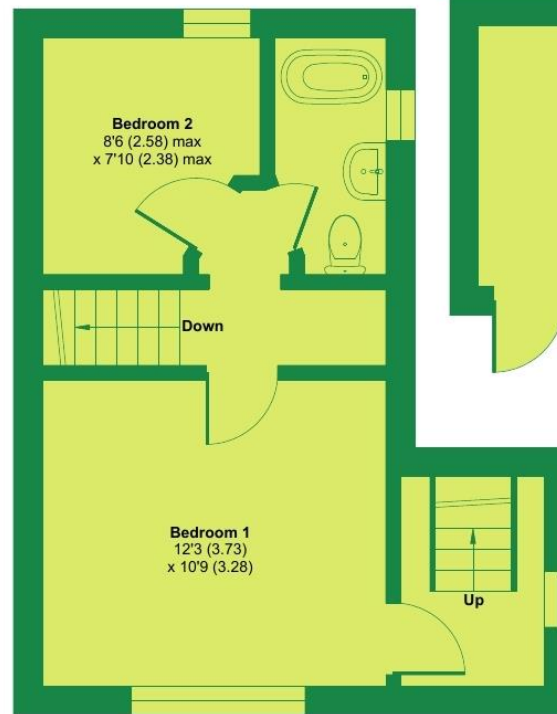
For identification only - Not to scale



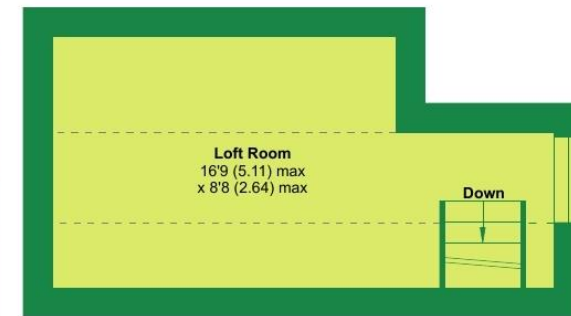
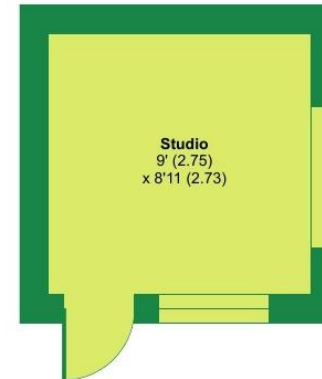
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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

WHAT3WORDS: ///ENCROACH.TOMATO.SNUGGLED

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains 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: B **EPC:** NA

RIGHT OF WAY: Over front and back garden for neighbour

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

PHYSICAL CHARACTERISTICS: Brick and tiled 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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS