



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Rural Period Cottage
- Three Bedrooms
- Beautifully Improved
- Large Garden with Garden Office
- On Street Parking
- Energy Efficiency Rating: D

Fairglen Road, Wadhurst

GUIDE £450,000 - £475,000

woodandpilcher.co.uk

2 Fairglen Cottages, Fairglen Road, Wadhurst, TN5 6JN

Located towards the rural edges of Wadhurst village and enjoying beautiful and far reaching views across adjacent Wealden countryside, a most impressive three bedroom period property refurbished to the very highest of standards by the current owners and enjoying large, elevated gardens with the recent installation of a Summerhouse/office giving additional flexibility and indeed further beautiful views. A glance at the attached photographs and floorplan will give an indication as to both the design and feel of the property. What will be less apparent is the sheer volume of work undertaken by the current owners. This extends to doors being removed to create through space, re-decoration throughout, re-plastering to most rooms, floors being replaced in the living from and front bedroom, new carpets, new windows to the front and new front door, radiators being replaced and the kitchen being reconfigured to increase the space and available storage. An impressive list!

Properties in this peaceful locale and with the real aforementioned advantages of both position, garden and quality of work are rarely available for long and to this end we would encourage all interested parties to make and immediate appointment to view.

Partially glazed double glazed door with inset opaque panel leading to:

LOUNGE:

Carpeted, feature radiator, good space for lounge furniture and for entertaining. Inset 'Hobbit' cast iron wood burner to a chimney with stone hearth, areas of exposed brickwork and with a wooden beam over. Single shelf to both sides of the chimney breast and lower level fitted cupboard to one side alongside a shelving unit as a TV stand.

The cupboard houses the electrical consumer unit, various media points and further areas of shelved storage. Recently installed double glazed sash window to the front affording attractive semi rural views. This is open to:

INNER LOBBY AREA:

Areas of engineered wooden flooring, stairs to the first floor with handrail. This is open to:

RECEPTION 2/DINING ROOM:

Good areas of engineered wooden flooring, feature radiator, inset spotlights to the ceiling, excellent space for either a dining table and chairs or lounge furniture as appropriate. Door to an understairs cupboard with further electrical consumer unit, good general storage space and areas of fitted coat hooks. Part opaque double glazed window to the rear with a fitted Roman blind. This is open to:

KITCHEN:

Recently fitted contemporary styled kitchen with a complementary wood block work surface. Integrated 'Bosch' electric oven with inset four ring 'Bosch' gas hob over with feature metro tiled splashback and 'Bosch' extractor hood over. Higher level integrated 'Bosch' microwave. Inset one and a half bowl ceramic Butler sink with mixer tap over. Integrated fridge, freezer and slimline 'Hotpoint' dishwasher. Good areas of general storage. Freestanding washing machine. Two feature radiators, wall mounted 'Glow worm' boiler inset to a cupboard, further areas of floating shelving. Double glazed French doors to the rear garden and double glazed window to the side with a Roman blind.

FIRST FLOOR LANDING:

Carpeted, feature radiator, door giving access to stairs to the second floor. Doors leading to:

BEDROOM:

Of a good size, carpeted, feature radiator, ample space for a double bed and associated bedroom furniture, various media points. Feature recess (formerly over stairs cupboard) with areas of fitted coat rails, coat hooks and good general storage space. Recently installed double glazed Sash windows to the front affording attractive rural views.

BEDROOM:

Carpeted, feature radiator, areas of fitted shelving, space for bed and associated bedroom furniture. Part opaque double glazed window to the rear with fitted blind.



BATHROOM:

A good sized contemporary styled bathroom comprising feature pedestal wash hand basin with mixer tap over and shelf above, freestanding roll top bath with mixer tap over and single head shower attachment, low level WC, fitted corner shower cubicle with areas of attractive metro tiling, single head over and glass sliding doors. Feature tiled floor, feature towel radiator, shaver point, areas of sloping ceiling with inset Velux window, inset spotlights. Feature area of painted exposed brickwork.

SECOND FLOOR:**BEDROOM:**

Carpeted, feature radiator, ample space for a bed and associated bedroom furniture, areas of sloping ceiling with inset spotlights. Feature recess (formerly the joining point of the houses original chimneys). Two doors leading to generous under eaves storage space. Velux window to the rear with a fitted blind.

OUTSIDE FRONT:

Stone steps leading from the front door to the road. The front garden area is a low maintenance space set principally to gravel with a good number of mature shrub plantings.

OUTSIDE REAR:

An area set to stone chippings at the immediate rear of the property with external power points and stepping stones leading to stairs to the next level of the garden. There is space to the side of property with an external tap, stone chippings and a brick wall and further areas of retaining secure fencing. The next level is set to stone chipping with stepping stones and affords good general space for garden furniture, entertaining etc with a gate to the side and a further level set to stone paving with a large, detached Summerhouse and further entertaining space. The garden itself is set over several levels ascending ultimately to a large and recently installed detached external office at the rear and is comprised of two titles with a woodland area beyond the aforementioned home office. Steps lead to several areas affording further entertaining and storage space with well stocked shrub beds sitting between the various levels and Portuguese laurel hedging. Some of the aforementioned spaces have been planted with fruit trees and others with attractive shrubs and specimen trees. Steps ultimately ascend to a final raised area with a decked terrace to the front of the office which enjoys most attractive views across the properties and to Wealden countryside beyond. It has wood effect flooring, double glazed bi-fold windows and good space for office furniture, gym equipment or sofas etc as well as electric and internet connection. Steps then lead up to a further garden level with additional gardening, living and entertaining spaces.

SITUATION:

The property is located on the edge of Wadhurst village in East Sussex. Wadhurst village centre itself is a little over a mile away and has a good number of services for every day needs including both primary and secondary schools, two well stocked smaller supermarkets and a host of individual retailers. The village is located in the High Weald Area of Outstanding Natural Beauty and affords good access to open areas of countryside and nearby Bewl Water. The larger town of Tunbridge Wells is some 7 miles distant with a far wider range of social, retail and educational facilities. The village has good links to the A21 trunk road via nearby Lamberhurst and the main line railway station offers fast and frequent services to both London termini and the South Coast.

TENURE: Freehold

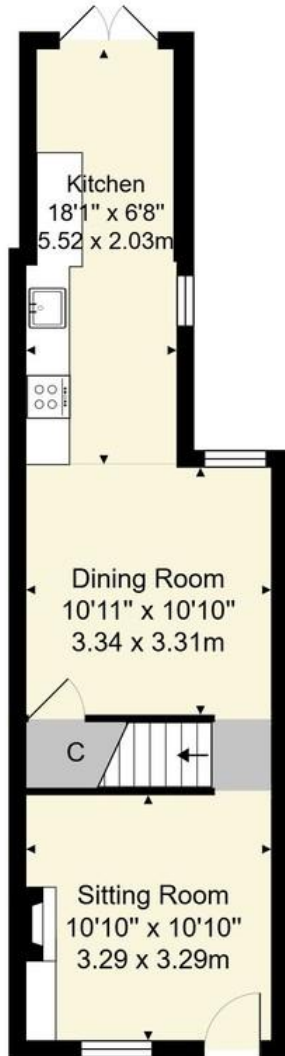
COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

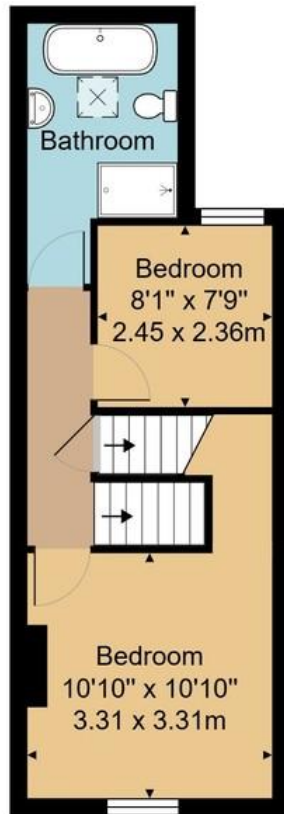
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Fired Central Heating

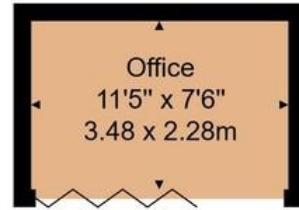




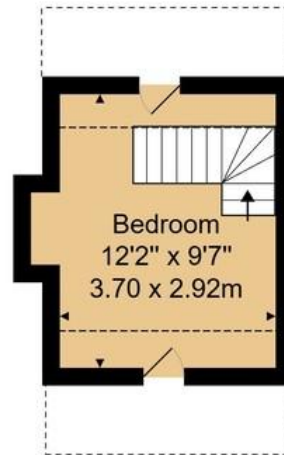
Ground Floor



First Floor



Outbuilding



Second Floor

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.

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