



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom End Terraced Cottage
- Additional Study/Nursery
- Offered as Top of Chain
- Potential for Extension, STPP
- Garage & 2 Off Road Parking Space
- Energy Efficiency Rating: E

Watergate Cottages, Wadhurst

£375,000

woodandpilcher.co.uk

1 Watergate Cottages, Wadhurst, TN5 6LE

Located on the rural fringes of Wadhurst village and ripe with potential for further modernisation, refurbishment and extension, subject to permissions being available, a two bedroom end of terrace cottage with an additional study/nursery to the upper floor. The property benefits from two large reception rooms to the ground floor, a ground floor bathroom, most attractive well maintained spacious gardens and attractive views across local farm houses towards Wealden countryside in the distance. Beyond this, the property has generous parking to the rear in the form of a large garage with one/two parking spaces to the front of it. A glance at the attached floorplan will give an indication as to the current layout of the property. We consider there are excellent opportunities for further development subject to the permissions being obtainable, and to this end we encourage all parties to make an immediate appointment to view.

Access is via a solid door with an inset opaque leaded panel with a further window above the door leading to:

LOUNGE:

A good size lounge with ample room for lounge furniture and entertaining. Fitted carpets, radiator, ceiling rose, coming, various media points. Feature stone fireplace with inset gas fire with a wooden mantle and stone hearth and surround with a high level shelf to one side of the original chimney breast. Two sets of double glazed windows to the front.

INNER LOBBY AREA:

Door leading to an under stairs cupboard with good general storage space and areas of fitted shelving. The inner lobby opens to:

KITCHEN/BREAKFAST ROOM:

Of a good size and with space for a table and chairs. Carpet tiles, radiator. Fitted with a range of wall and base units with a complementary work surface. Good general storage space. Space for freestanding fridge/freezer, space for washing machine and space for free standing gas cooker. Inset single bowl stainless steel sink with mixer tap over and tiled splash back. Wall mounted gas heater. Double glazed windows to the rear and double glazed window to the side. Door to:

OUTER LOBBY:

Carpeted, partially glazed double glazed door to the rear gardens with inset opaque panel. Door to a cupboard with good general storage space and areas of fitted shelving. Door leading to:

GROUND FLOOR BATHROOM:

Fitted with a panelled bath with mixer tap over and single head shower attachment, low level WC, wash hand basin. Part tiled walls, wall mounted mirror medicine cabinet, radiator, extractor fan. Opaque double glazed window to the side.

Stairs from the kitchen/breakfast room lead to FIRST FLOOR LANDING: Carpeted, high level storage space and doors leading to:

PRINCIPAL BEDROOM:

Of a good size and with ample room for a large double bed and associated bedroom furniture. Carpeted, radiator. Double glazed windows to the front affording far reaching views.

BEDROOM:

Carpeted, radiator. Space for bed and associated bedroom furniture. Over stairs cupboard with areas of fitted shelving and housing the hot water tank. Door to the side of the original chimney breast with further fitted cupboard with storage space. Double glazed windows to the rear.



WC:

Carpet, low level WC, wall mounted wash hand basin with taps over and tiled splashback.

NURSERY/STUDY:

A smaller room with fitted carpet, radiator, wall mounted gas heater, a area of high level shelving.

OUTSIDE FRONT:

The property sits in an excellent plot gently sloping from front to rear with a picket wooden gate between hedging and steps up to a path leading to the front door and around to the rear door. There is mature hedging to the borders and attractive hedge and shrub plantings in the mainly lawned garden as well as further specimen trees. There is a low maintenance paved area to the immediate front of the property with room for garden furniture and entertaining and a further raised area close to the rear door. The path runs to the end of the house where there is an external tap and a door leading to a storage space which is formerly a WC, beyond this there are steps leading up to a rear garden.

OUTSIDE REAR:

The rear garden is principally set to lawn with additional shrub plantings and a combination of picket fence and retaining walls. There is a rear gate and a wooden built garage which forms part of the title with hard standing outside offering further parking for one/two vehicles. The land extends behind the garage to a picket fence where there is a further low maintenance paved area.

SITUATION:

The property sits in a semi rural location a little north of Wadhurst village surrounded by farms and farm buildings. Wadhurst village is some two miles distant with its range of everyday facilities including two mini supermarkets, a number of shops for everyday needs, some well regarded public houses and both primary and secondary schools. It also has a mainline railway station offering fast and frequent services to both London termini and the South Coast. The larger town of Tunbridge Wells is a little further distant with a far wider range of social retail and educational facilities. Other advantages in the area include good access to Bewl Water Reservoir, the A21 trunk road, the South Coast and beautiful areas of open Wealden countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

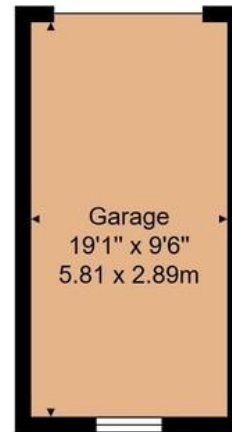
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity
Heating - Gas Fired Central Heating
Private Drainage - Septic Tank

ADDITIONAL INFORMATION:

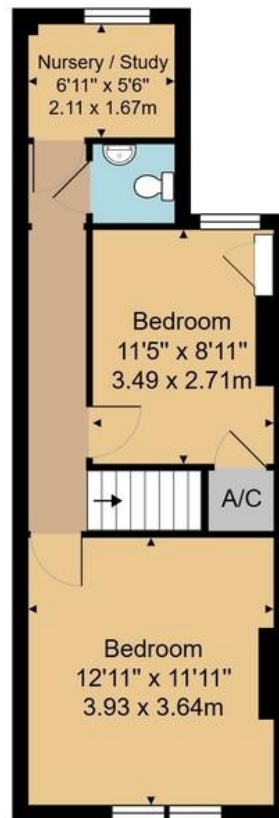
Interested parties should be aware that adjacent properties share a septic tank under an informal agreement the residents at 2 and 3 Watergate Cottages pay £7.00 per calendar month as a contribution towards the electricity bill which currently falls to number 1, please speak to Wood & Pilcher for any further information.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 799 sq. ft / 74.3 sq. m
Garage Approx. Internal Area 181 sq. ft / 16.8 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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Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

