



11 Walters Cottages

Wadhurst, East Sussex



A spacious 5 bedroom 1930s semi-detached family house with a south facing garden, situated on a quiet no through road in a central village location, within easy walking distance of village amenities.

Guide price £675,000 Freehold

Situation: 11 Walters Cottages is situated on a quiet no through road, centrally located in the sought after village of Wadhurst, which was voted the Best Place to Live in 2023, and is within easy walking distance of the bustling High Street. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant and provides a regular service to London Bridge/ Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is approximately 40 miles to the west, the Eurotunnel terminal at Folkestone is approximately 46 miles to the east and central London is approximately 50 miles distant. The regional centre of Tunbridge Wells is just 6½ miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: The property is a 1930s semi-detached house with tile hung and brick external elevations beneath a tiled roof and double glazing throughout. The property has been extended to create an excellent family living space of approximately 1,635 sq.ft, providing light, well presented and flexible accommodation including a spacious, part vaulted kitchen/diner.

The accommodation is arranged over three floors and includes on the ground floor; an entrance hall, a cloakroom, a good-sized sitting room with a feature fireplace, a family room with french doors leading to the garden, a kitchen/diner with an extensive range of shaker style base units with wooden work surfaces, a butler sink, a Leisure Cookmaster gas range cooker, integrated appliances including a dishwasher and a fridge/freezer and french doors leading to the garden, a utility cupboard and a useful understairs storage cupboard. On the first floor there is a master bedroom with an ensuite, 3 further bedrooms (2 doubles and a single) and a family bathroom with a bath and separate shower. On the second floor is a further double bedroom (this is currently arranged with a separate seating area and is considered ideal for teenagers).

Outside, the front garden is mainly laid to lawn with various specimen trees and shrubs. Hedging provides a good degree of privacy and there is a gravel drive with parking for 3 cars. A path leads to the front door and a gate to the side leads to the side and south facing rear garden which is mainly laid to lawn and includes a variety of specimen trees and plant and shrub borders. There is a good-sized deck, which is ideal for outdoor entertaining and for enjoying the garden. There is a shed and the garden is enclosed with hedging and close board fencing.

Services: Mains water and electricity. Gas central heating. Under floor heating in the entrance hall, cloakroom and kitchen/diner

Local authority: Wealden District Council (01892) 653311

Council tax band: D (£2697.58 per annum)

EPC rating: C

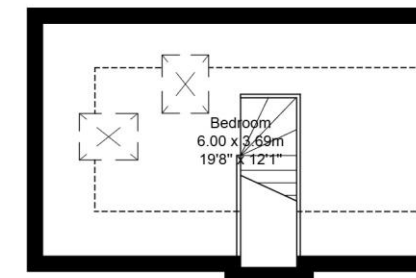
Property address: 11 Walters Cottages, Wadhurst, East Sussex TN5 6BG

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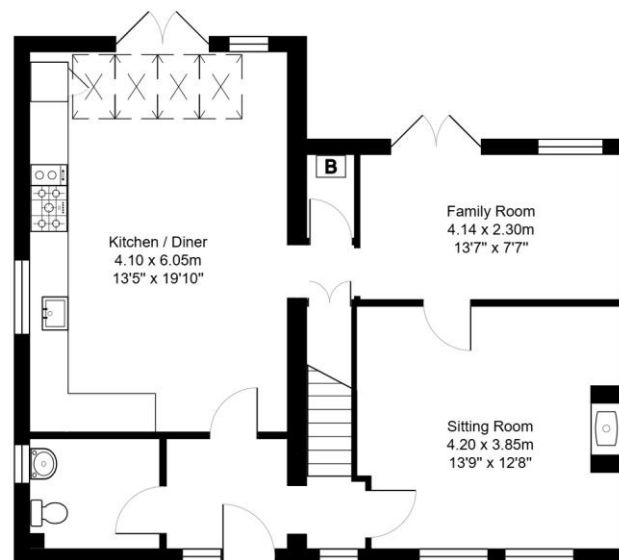
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



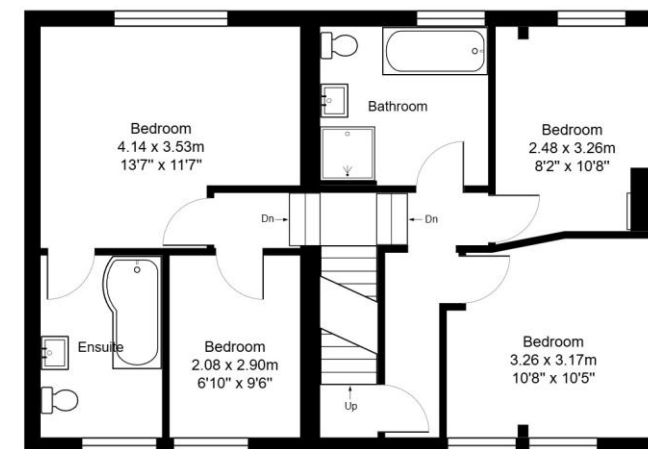
Total Area: 151.9 m² ... 1635 ft²
All measurements are approximate and for display purposes only.



Second Floor
Area: 22.3 m² ... 240 ft²



Ground Floor
Area: 65.8 m² ... 708 ft²



First Floor
Area: 63.8 m² ... 687 ft²

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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