



Cedar Bank

Lower High Street,
Wadhurst, East Sussex

An exceptionally pretty, double-fronted 2-bedroom Georgian cottage, situated in an elevated position in the heart of the village within easy walking distance of local amenities.

Offers in excess of £425,000 Freehold

Situation: The property is situated in a convenient position in the sought-after village of Wadhurst, voted the Best Place to Live in 2023, and is within easy walking distance of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, public houses and wine bar, 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 about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. 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: Cedar Bank is an unlisted end of terrace Georgian cottage built in 1810 with most attractive brick and rendered external elevations beneath a tiled roof. The property has been much improved and extended by the current owner and offers a well-presented living space of approximately 1,104sq.ft/101.8sq.m with much character and charm, and benefits from period features throughout, including sash windows, fireplaces and stripped doors, with good natural light and plenty of storage.

The accommodation is arranged over two floors and includes on the ground floor: a double aspect sitting room with an open fireplace with an attractive stone surround and an outlook over the front garden; a dining room with a matching open fireplace, exposed feature brick wall and large understairs storage cupboard; a well-appointed kitchen, which is fitted with an extensive range of gloss wall and base units with tiled splashbacks and integrated appliances, a stable door leading out to a terrace and door to a well-appointed, fully tiled bathroom. On the first floor there are two double bedrooms – Bedroom 1 is double aspect with exposed floorboards and a cupboard.

Outside, the property is approached through gates where there is off road parking (with plenty of parking also available on the Lower High Street) bordered with a retaining brick wall and fencing. A path leads through the front garden to the front door with flower beds, an area of lawn and mature hedged borders.

To the rear, there is a private southwest facing terrace outside the kitchen, ideal for outdoor entertaining, which is fully fenced with a gate leading out to a path (shared with neighbouring properties) and giving access to an outbuilding, which provides a useful storage and utility area.

Services: Mains water and electricity. Gas central heating

EPC rating: D

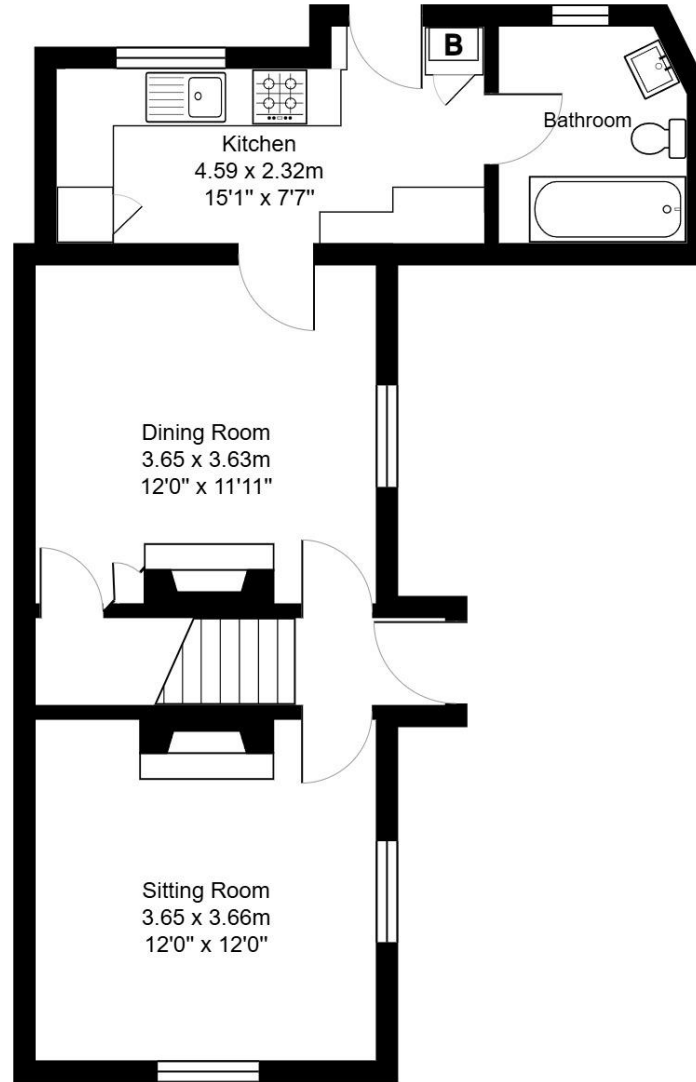
Local authority: Wealden District Council (01892) 653311

Council tax rating: Band D (2026/27 - £2,697.58)

Property address: Cedar Bank, Lower High Street, Wadhurst, East Sussex TN5 6BD

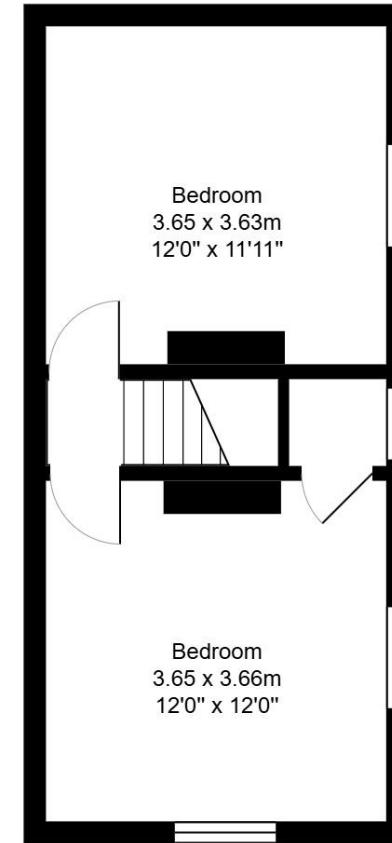
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 47.0 m² ... 506 ft²

Total Area: 101.8 m² ... 1104 ft²
All measurements are approximate and for display purposes only



First Floor
Area: 31.2 m² ... 336 ft²



Outbuilding
Area: 5.9 m² ... 64 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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