



Robin Cottage

Sparrows Green, Wadhurst,
East Sussex

A delightful Grade II listed 3 bedroom semi detached cottage, providing a light and deceptively spacious living space, including an excellent kitchen/dining room, situated within easy walking distance of village amenities and the station.

Guide price £495,000 Freehold

Situation: The property is situated in a convenient location in the much sought after village of Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times. The bustling High Street includes an excellent range of shops and services for everyday needs including a Jempson's Local store, cafes, butcher, pharmacy, post office, bookshop, art gallery, florist, wine bar, public houses, as well as a doctor's surgery, dentist, nursery, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1¼ miles distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is a regular bus service to Tunbridge Wells and the station and the A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities including the Royal Victoria Place 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: Robin Cottage is a very pretty Grade II listed semi-detached cottage with brick and tile hung external elevations beneath a tiled roof, providing a light and deceptively spacious living space with period features throughout, that has been extended to create an excellent kitchen/dining room with a lovely part vaulted ceiling with exposed timbers, that overlooks the garden and countryside beyond.

Arranged over three floors the accommodation includes on the ground floor; an entrance lobby which leads into a charming sitting room with a feature fireplace, a study/inner hall with a useful understairs cupboard, a cloakroom/utility and a spacious kitchen/dining room with an extensive range of hand made solid wood base and wall units with wooden work surfaces over and tiled splashbacks, a Belfast sink, an island, a range cooker with an extractor hood over, a dishwasher, a vaulted ceiling with exposed timbers in the dining area, which gives a wonderful feeling of space, solid pine flooring and french doors leading to the garden.

On the first floor there is a master bedroom with en-suite shower room and a fitted wardrobe, a further small double bedroom with two fitted cupboards and a washbasin and a modern family bathroom. On the second floor there is a further double bedroom with plenty of eaves storage.

Outside the property has parking for two cars and a path leads to the front door. To the rear there is a lovely mature cottage garden, which is mainly terraced with various borders, a plum and an apple tree, and two raised vegetable beds. There are various sitting areas which are ideal for outdoor entertaining and for enjoying the garden and countryside beyond. There is also a shed and the garden is fenced on all sides.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

Current council tax band: D (approximately £2,420 per annum)

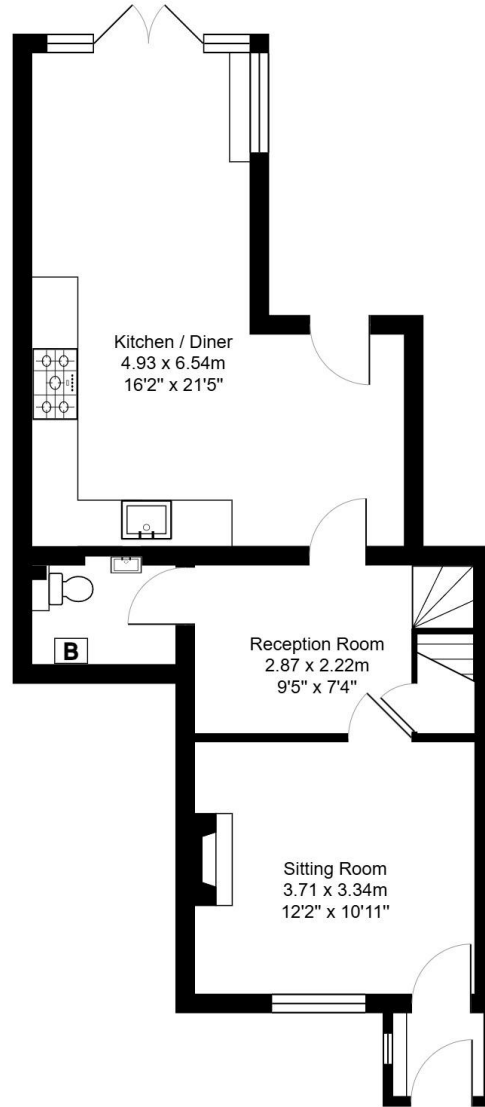
Current EPC Rating: Exempt

Property address: Robin Cottage, Sparrows Green, Wadhurst, East Sussex TN5 6SS



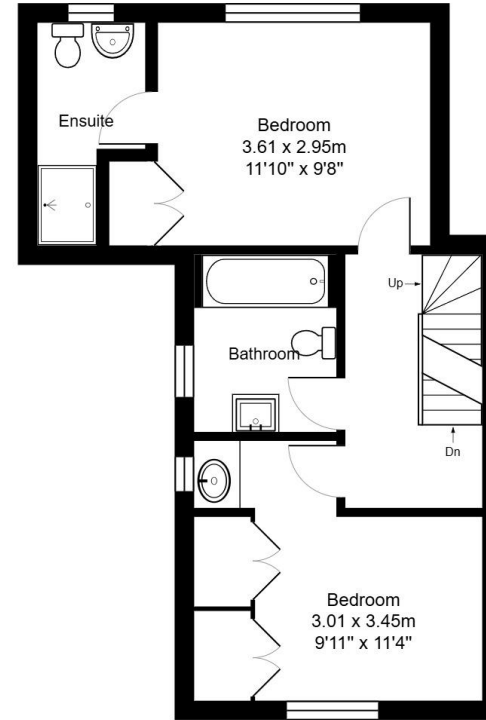
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

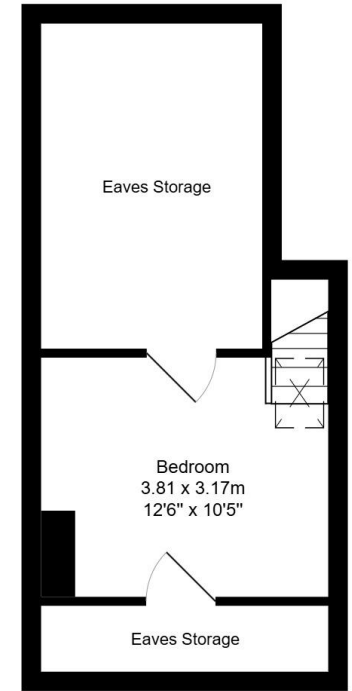


Ground Floor
Area: 51.4 m² ... 553 ft²

Total Area: 102.6 m² ... 1105 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



First Floor
Area: 38.4 m² ... 413 ft²



Second Floor
Area: 12.9 m² ... 138 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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