



burnett's

Individual Property : Individual Service



If you love character but are nervous about buying an older property, then look no further – this semi-detached house has the charm of a period cottage yet was only built in the 90s and is conveniently located close to the shops and schools yet set back from the road with off-road parking and rear garden. EPC: C

Offers in Excess of £400,000 Freehold



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



1 Sparrows Green Cottages

Sparrows Green, Wadhurst, TN5 6SR

Offers in Excess of £400,000

Designed in keeping with the traditional tile-hung cottages of the area, this semi-detached house was built in 1993, yet you could mistake it for a much older property as it has period features such as beamed ceilings, an inglenook fireplace and drop-latch doors. You get the benefits of it being a more modern house in terms of good energy efficiency, double glazing, mains gas central heating, as well as recent cosmetic updates.

Key features include:

- A country-style kitchen with granite worktops including an integrated dishwasher and space for a freestanding electric cooker and tall fridge freezer;
- The kitchen is open plan to the dining area, with a wide opening through to the living room as well;
- The living room features an inglenook-style brick fireplace with bressummer beam, housing a gas woodburner-style stove on a stone hearth;
- Adjacent to the living room is a sunroom with doors out to the rear garden;
- There is recently installed wood-effect LVT flooring throughout much of the ground floor;
- There is a ground floor WC and a large cupboard under the stairs with space/plumbing for a washing machine;
- The main bedroom has an outlook over the garden and a view down over fields and woodland to the rear. There is the exposed mellow bricks of the chimney breast on one wall and built-in wardrobe/shelving;
- The two other bedrooms on the first floor are more comfortably single bedrooms or, if not required as bedrooms, would make excellent rooms for a study, dressing room and/or hobby room;
- The bathroom has recently been updated and has a bath and separate shower cubicle;
- The top floor offers effectively another room although due to the access being a fixed ladder rather than a staircase, building regs would not class this as accommodation. Nevertheless the room is large and currently accommodates a spare bed and fixed worktop so is ideal for an office as well;
- There is also access to a boarded loft space off the second floor, as well as eaves access for storage.

Externally, the house is accessed via a shared gravel driveway with next door. There is space to park in front of the house and an EV charging point. There is access down the side of the house to the rear garden. The garden has a paved patio with raised beds each side as well as an area of lawn with planted beds around it, a decked seating area with box seating and a small wildlife pond. The house backs onto land

owned by the primary school, although that area is not widely used. There are trees behind that the house looks out over.

The house is located in the popular Sparrows Green area of Wadhurst, adjacent to the local primary school, opposite a convenience store and within a short walk of the main High Street, with its abundance of local facilities.

In addition to the primary school, there is a nursery, Uplands Academy and Sacred Heart Catholic School.

The property is about 1.2 miles from Wadhurst mainline Station with services to Tunbridge Wells, Hastings and London (London Bridge in around 55 minutes).

The area is designated as a "National Landscape" (formerly Area of Outstanding Natural Beauty) and Wadhurst is surrounded by beautiful rolling countryside. Bewl Water Reservoir is also nearby offering an abundance of walking and cycling opportunities as well as water sports.

Wadhurst has a strong community with lots of activities, clubs and societies to get involved with, as well as Catholic and Church of England Churches. There is a sports centre with gym at Uplands and various sports clubs to get involved with.

Material Information:

Wealden District Council. Tax Band D (rates are not expected to rise upon completion).

Mains gas central heating. Mains electricity, water and drainage.

The property is believed to be of brick/block construction with half-tile-hung elevations under a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald National Landscape.

The title has restrictions and easements, so we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

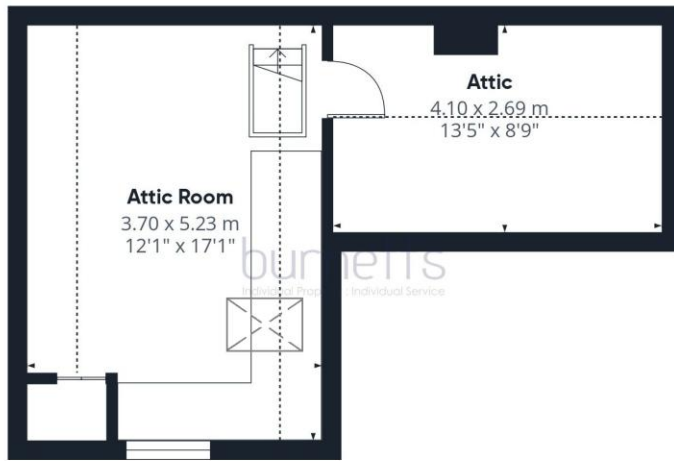
Broadband coverage: According to Ofcom, Ultrafast broadband is available at the property.

Mobile Coverage: There is good mobile coverage from various networks, best from O2, Three and Vodafone.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

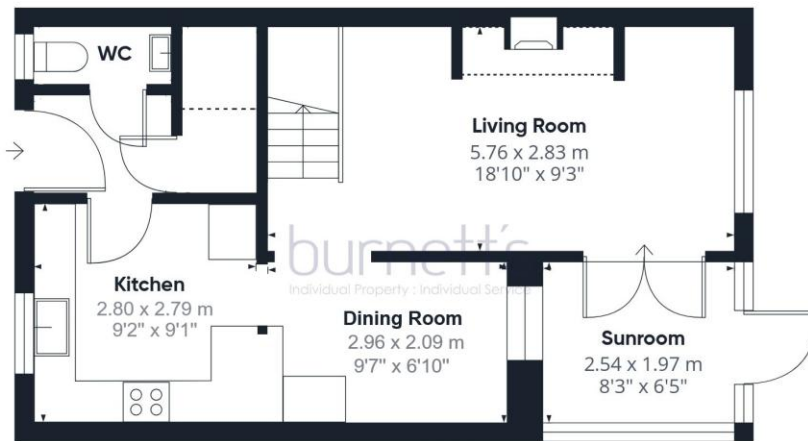
The property does not have step free access.



Second Floor



First Floor



Ground Floor

Approximate total area
(excluding Attic but
including Attic Room)

97 sq m
1044 sq ft



Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

