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Individual Property : Individual Service



A beautifully presented Grade II listed character cottage located in the centre of this popular market town, with three double bedrooms, two bathrooms, 2 reception rooms, a garage and an unexpectedly generous garden. EPC: E
Guide Price £695,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
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St James' Cottage

St James' Square, Wadhurst, TN5 6BL

Guide Price £695,000 Freehold

Coming to the market for the first time in over thirty years, this much loved character cottage likely dates back to the 1700s and has been revived by the present owners, having fallen into disrepair under previous ownership.

The cottage is full of character including an abundance of exposed beams and timbers, two fireplaces housing woodburning stoves, multi-pane casement windows, exposed stone and brick work, and drop-latch internal doors. The ceiling heights are good and the house is unexpectedly quiet given its central location.

The property comes with a single garage and there is on street parking usually available to the side of the cottage. Iron gates open to a courtyard garden to the rear of the cottage, where there is a rear door into the house and pedestrian access to the garage.

A path off the courtyard leads to the main garden, which measures approximately 15m x 20m (49'4" x 65'10"). This delightful, part-walled oasis provides planted beds, paved patios, a stretch of lawn, summerhouse and garden shed. It is a wonderful space to relax or entertain in.

Inside, the front door opens into the kitchen/dining room, with terracotta tiled floor throughout. The kitchen features pale cream base units with wood-block worktops. There is a stainless steel Rangemaster range cooker with gas hobs and space for a tall fridge freezer. Two cupboards located off the kitchen provide larder storage and space/plumbing for a washing machine. There is a skylight in the part-vaulted ceiling to the rear and a casement window overlooking the rear courtyard area.

The dining area has a window out to the front and brick fireplace housing a woodburner, plus stairs rising to the first floor. Accessed off the rear hall is a useful understairs storage cupboard and hatch to the cellar.

The cosy, double aspect sitting room has wide Oak floorboards and windows to the front and side.

Upstairs there are three double bedrooms, a family bathroom and en suite shower room. The family bathroom has a standalone roll-top bath, whilst the en suite has a shower.

This is a property that has to be viewed to be fully appreciated.

The property is located right in the centre of Wadhurst; a historic market with a lot to offer, including a very good local supermarket with post office facilities, a family run butcher's, greengrocer, chemist, delicatessen, various independent shops,

restaurants, cafes, pubs, a doctor's surgery and dentist. It has a vibrant community with lots of social activities to get involved with. There is a community sports centre and various sports clubs, Church of England and Catholic Churches.

Wadhurst rail station is about 1.5 miles from the property, with regular service to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes). There is also a good local bus service that runs to Tunbridge Wells and Hastings, with a bus stop just around the corner from this property.

Wadhurst has a pre-school, "good" primary school (Ofsted 2024) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.

Approximately 7 miles North of Wadhurst is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

The Coast (Hastings) is also within about 45 minutes of Wadhurst.

Material Information:

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

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

The property is believed to be of brick and timber construction with half-tile hung elevations and a tiled roof.

We are not aware of any safety issues or cladding issues or of any asbestos at the property.

The property is located within the High Weald National Landscape and local Conservation Area.

The title has easements. We suggest you seek legal advice on the title.

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

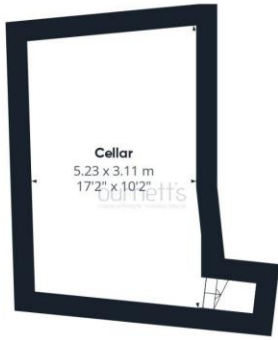
Broadband coverage: we are informed that Ultrafast broadband is available to the property.

Mobile Coverage: There is limited mobile coverage, best from O2.

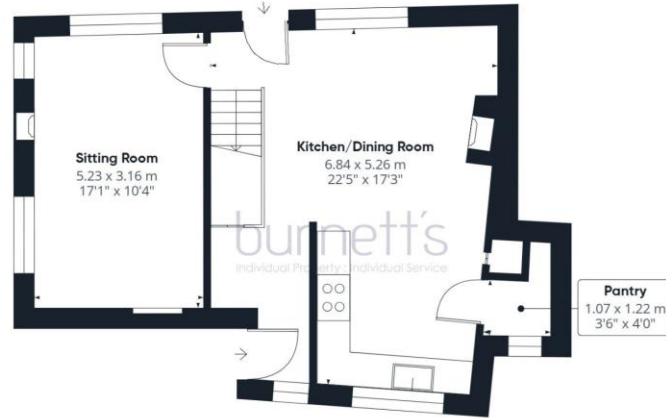
We are not aware of any mining operations in the vicinity

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

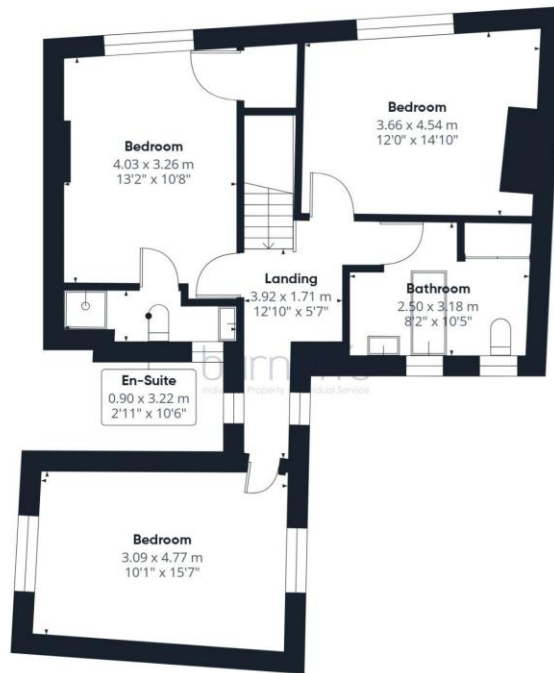
The property does not have step free access.



Cellar



Ground Floor



First Floor

Approximate total area
(excluding garage and cellar)

111.8 m²
1204 ft²

(including garage and cellar)

145.2 m²
1563 ft²

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		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

