



4 ROCK ROBIN COTTAGES
THREE OAKS LANE, WADHURST, EAST SUSSEX, TN5 6PU



**Lambert
& Foster**

4 ROCK ROBIN COTTAGES, THREE OAKS LANE, WADHURST, EAST SUSSEX, TN5 6PU

A beautifully renovated three-bedroom semi-detached village home, occupying a peaceful rural position on a private no-through lane with woodland gardens and exceptional open-plan living.

ASKING PRICE £750,000 FREEHOLD



DESCRIPTION

Tucked away on an unadopted no-through road on the rural fringes of Wadhurst, this superbly presented three-bedroom semi-detached home has been comprehensively remodelled and extended by the current owners to create a stylish and highly practical family home. Combining contemporary design with a peaceful rural setting, the property offers approximately 1,495 sq ft of beautifully appointed accommodation arranged over three floors.

The heart of the home is the stunning open-plan kitchen and dining room. Flooded with natural light from a striking roof lantern and fitted with an extensive range of bespoke shaker-style units, quality integrated appliances and a central island, this impressive space is ideal for both everyday family life and entertaining. French doors open directly onto the rear terrace, seamlessly connecting the house with the garden. A separate sitting room provides a cosy retreat, while a useful study, utility room and ground floor cloakroom complete the accommodation on the ground floor.

The first floor offers two well-proportioned double bedrooms served by a contemporary family bathroom, while the principal bedroom occupies the second floor, enjoying a spacious layout, fitted storage and an en-suite shower room.



Outside, the property benefits from a private driveway providing off-street parking to the front. To the rear, the garden has been landscaped to provide both decked and a paved terraces which offer excellent spaces for outdoor dining before the garden extends to a sloped lawn area. Beyond the lawn is a small wood creating a private and tranquil setting rarely found.

Three Oaks Lane enjoys a tucked-away yet convenient position within easy reach of the centre of Wadhurst, one of East Sussex's most desirable villages. The village offers an excellent range of independent shops, cafés, public houses, a supermarket, pharmacy and a variety of recreational facilities. Wadhurst mainline station provides regular services to London Charing Cross and Cannon Street in approximately one hour, while the nearby A21 offers convenient road links to Tunbridge Wells, Hastings and the M25. The surrounding High Weald National Landscape provides an abundance of beautiful countryside, woodland walks and outdoor pursuits.

The area is particularly well regarded for its excellent choice of schools. Wadhurst CE Primary School is highly regarded, while nearby secondary options include Uplands Community College. There is also an exceptional selection of independent schools within easy reach including Saint Ronan's School, Mayfield School and Kent College Pembury, together with the grammar schools in Tunbridge Wells and Tonbridge.





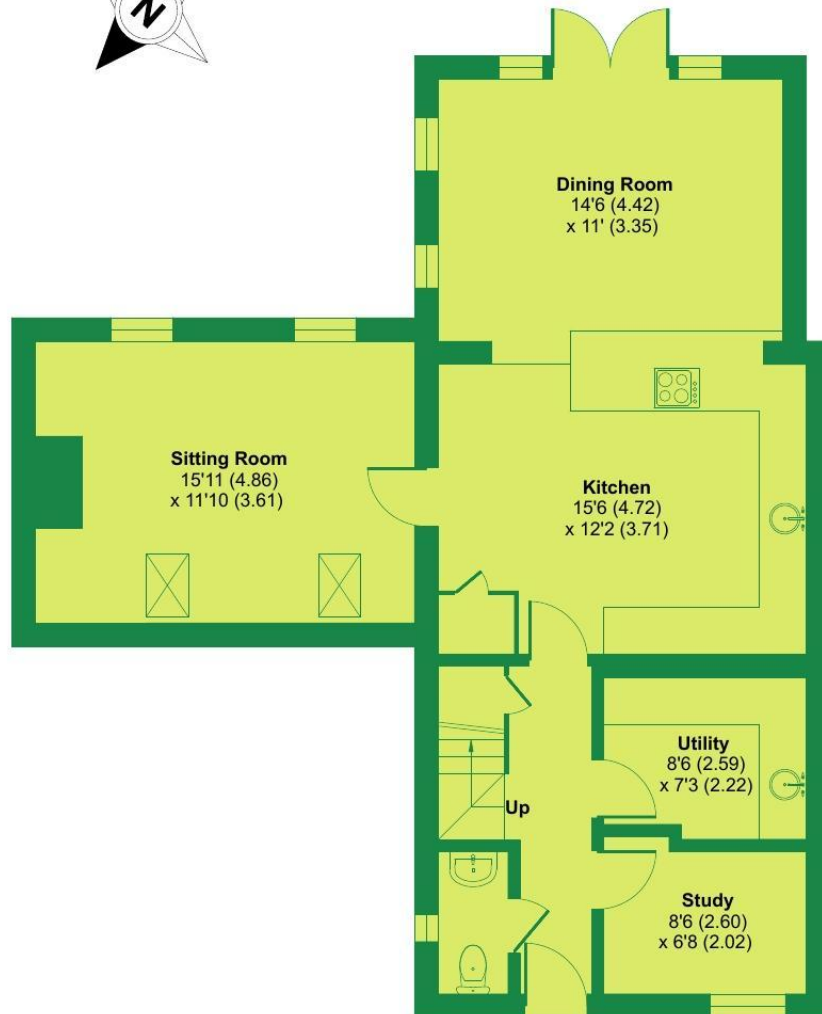
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

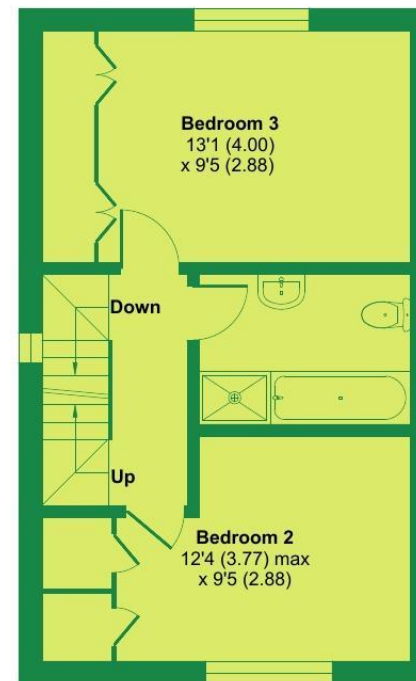
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Approximate Area = 1495 sq ft / 138.8 sq m

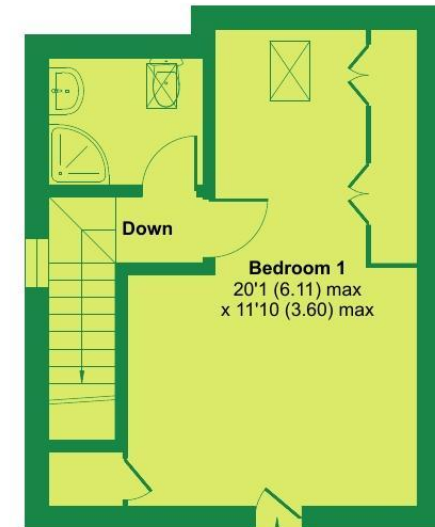
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Access
To Eaves



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Lambert and Foster Ltd. REF: 1513104



VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///amps.blesses.visa

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

BROADBAND & MOBILE COVERAGE:

Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band D **EPC:** C (79)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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