



burnett's
Individual Property : Individual Service



An attractive, end of terrace, Grade II listed, character cottage that has recently been updated, benefiting from gated off-road parking and a front garden, conveniently located close to amenities and the local primary school. EPC: D
Guide Price £350,000 Freehold



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Individual Property : Individual Service

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1 Halls Cottages

Sparrows Green, Wadhurst, TN5 6SR

Guide Price £350,000 Freehold

Conveniently located in the Sparrows Green area of Wadhurst, this pretty, character cottage is move-in ready, having been updated in recent years with a new kitchen and bathroom.

Period features include exposed beams, a fireplace housing a woodburning stove, drop latch internal doors and multi-pane sash windows to the front.

The recently refurbished kitchen features sleek, white gloss wall and base units with quartz worktops over, an integrated fridge freezer, oven and hob. The kitchen is big enough to fit a dining table and chairs and features stylish blue tiled splashbacks.

Adjoining the kitchen is a lean-to, walk-in room housing the boiler that has space/plumbing for a washing machine and provides useful storage space.

The double aspect sitting room has a woodburning stove in a fireplace and has a lovely outlook over the garden to the front.

Upstairs there are two bedrooms. The main bedroom has built-in wardrobes and further space for freestanding units. The second bedroom is more comfortably a single/child's bedroom or guest bedroom, or would work well as a study or dressing room.

The shower room has double doors opening into it from the landing and features a recently installed shower cubicle, vanity unit and WC. There is also a towel rail, wall mounted mirror and mirrored cabinet, plus feature tiled walls around the shower.

To the front of the house there is a gated, low maintenance garden and parking area including a recently added paved patio.

The cottage owns a strip of land along the back of the house and has rear access out to this area, which is not fenced off but could be turned into a flower bed/be an area to have garden pots out in. The owner has a right of way over the neighbouring property's driveway to access the rear of the house.

The cottage is located in the popular Sparrows Green area of Wadhurst, close to the local primary school and 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 fired central heating. Mains electricity, water and drainage.

The property is believed to be of brick and timber construction with half-tile-hung elevations to the front and side and half-weatherboarded elevation to the rear. The roof is part clay-tiled and part felt.

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

The property is located within the High Weald National Landscape.

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

According to the Government Flood Risk website, there is a risk of surface water flooding, although we understand the property has not been affected by this.

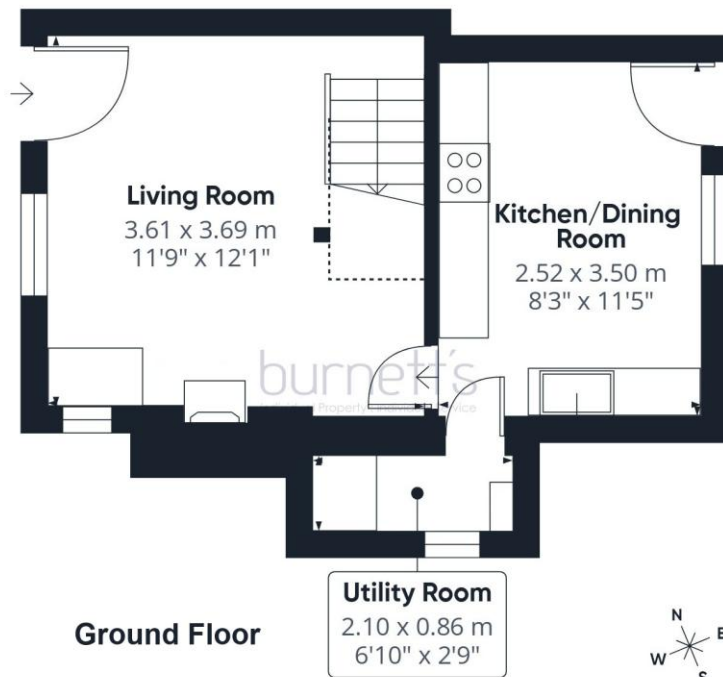
Broadband coverage: According to Ofcom, Ultrafast broadband is available to this address.

Mobile Coverage: There is variable 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.



Approximate total area

46.4 m²

499 ft²

Reduced headroom

1.3 m²

14 ft²



First Floor

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

