7 FAIRVIEW
BALACLAVA LANE, WADHURST, EAST SUSSEX, TN5 6EQ

EST 1900

Lambert & Foster

WADHURST STATION 0.7 MILES | TUNBRIDGE WELLS 5 MILES | GATWICK AIRPORT 23 MILES

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An immaculately presented three-bedroom character cottage on a quiet country lane in Wadhurst with a south-facing tiered courtyard garden and off-street parking for two cars.

ASKING PRICE £499,950 FREEHOLD

DESCRIPTION

Lambert & Foster are delighted to bring to market this immaculately presented three-bedroom character cottage on a quiet country lane in Wadhurst with a south-facing tiered courtyard garden and off-street parking for two cars.

Tucked away along a quiet country lane on the edge of the sought-after village of Wadhurst, this beautifully renovated three-bedroom Victorian mid-terrace cottage offers a perfect blend of period charm and contemporary living. Enjoying delightful countryside views, off-street parking for two vehicles and being offered to the market chain free, the property is ideally suited to buyers seeking a turnkey home in a picturesque village setting.

The accommodation extends to approximately 993 sq. ft and has been thoughtfully modernised throughout whilst retaining much of its original character. The ground floor features a welcoming sitting room with attractive bay window and a stunning open-plan kitchen/dining room to the rear. Flooded with natural light from the glazed garden room extension and bi-fold doors, this superb space provides the perfect hub for modern family living and entertaining, seamlessly connecting the interior with the charming rear garden.

On the first floor are two well-proportioned bedrooms and a stylish family bathroom with a bath with shower over, while the impressive principal bedroom occupies the entire second floor, creating a wonderful main suite with elevated views over the surrounding countryside.

Outside, the property benefits from a delightful tiered courtyard rear garden with attractive brick wall boundaries and terraced planting, providing a private setting for outdoor dining and relaxation. Additionally, the off-street parking for two vehicles is a rare and valuable feature for a property of this type.

Wadhurst is one of East Sussex's most desirable villages, combining a thriving High Street, excellent commuter links and access to beautiful surrounding countryside. The village offers a range of independent shops, cafés, public houses, a supermarket, doctor's surgery and sports facilities, whilst the nearby market town of Royal Tunbridge Wells provides an extensive range of shopping, leisure and cultural amenities.

The area is particularly well regarded for its schooling. Primary options include the highly regarded Wadhurst Church of England Primary School and Sacred Heart School. Secondary education is served by the popular Uplands Academy within the village, while a number of renowned grammar schools in Tunbridge Wells and Tonbridge are also accessible. Independent schooling options include Bethany School, Mayfield School, Skinners' School and Tonbridge School.

For commuters, Wadhurst mainline station offers regular services to London Charing Cross, London Bridge and Cannon Street, making the village an excellent choice for those seeking a balance between country living and city accessibility.

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 = 908 sq ft / 84.3 sq m (excludes eaves)
Limited Use Area(s) = 85 sq ft / 7.8 sq m
Total = 993 sq ft / 92.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///family.poets.revise

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:** D (63)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

OFFICES LOCATED AT:

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Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
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CRANBROOK, KENT
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