



If you dream of looking out of your house to nothing but greenery and have always wanted a large garden, consider this spacious, semi-detached Victorian house, accompanied by about 0.6 of an acre, in a sylvan setting, conveniently located close to Wadhurst rail station, and with direct access to a bridleway/woodland walks.

EPC: E

Guide Price £550,000 Freehold



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# 2 Rock Robin Cottages

Three Oaks Lane, Wadhurst, TN5 6PU

Guide Price £550,000 Freehold

Believed to date back to circa 1890, this character property is located down an unadopted, no through road with just three other houses, which are staggered in pairs so that you don't look out onto each other. This house looks out over a paddock to the front and over its own 0.6 acres to the rear, all of which is surrounded by woodland, creating a green backdrop and screen from the outside world.

To the front of house there is parking on the access road.

The house offers well-proportioned rooms with excellent ceiling heights and good storage. It currently comprises two double bedrooms, and is considered to offer further scope for extending (as next door have), subject to the necessary consents.

Key features of the house include exposed wooden floorboards, drop latch internal doors, a woodburning stove on a raised hearth with Oak mantle over in the sitting room, farm-house style kitchen, separate utility room with WC, feature fireplace in one of the bedrooms and double glazing throughout.

The kitchen is fitted with pale wall and base units, wooden worktops, twin-Belfast sink, an integrated oven, hob and undermount fridge and stone flooring. There is space for a dining table and chairs. The separate utility room also has a handy WC and space/plumbing for washing machine and dishwasher.

The bathroom features a roll-top, double ended bath plus separate shower cubicle, limestone floor tiles, heated towel rail, vanity unit, period style high-level WC, and built-in storage. There is also a pretty panelled door with stained glass inserts opening into the room.

The gardens are very private and wrap around the side and rear of the house. The present owners have cleared a lot of the grounds and have created seating areas as well as a chicken run/coop, and polytunnel/planting area. There are also a couple of garden stores in the grounds. Fenced off at the end of the garden, in the woods, there is also a small, naturally fed pond that the owners have enlarged as they had ducks. Whether you have an adventurous child, are a keen gardener, like to entertain or want to live off your land, with a garden like this you are covered on all bases.

The property is highly conveniently located about a quarter of a mile from the mainline rail station in Wadhurst, which also has a bus stop serving Wadhurst town centre, Tunbridge Wells and Hawkhurst. The rail services run from Hastings to

London Charing Cross (Wadhurst to London Bridge in under an hour) – perfect for those who commute, enjoy a day trip to the city or have children in the local schools.

Wadhurst is an historic market town that has managed to retain a lot of its amenities including a 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 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.

The lovely Spa town of Royal Tunbridge Wells is about 5 miles away, offering fabulous shopping, theatres, leisure and recreational facilities, as well as high achieving grammar schools.

The Coast (Hastings) is also only a 45 minutes drive away or a short trip on the train.

## **Material Information:**

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

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

The property is believed to be of brick/block construction with 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.

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: According to Ofcom, we understand that Ultrafast broadband is available at this address. There is full fibre direct to the property.

Mobile Coverage: There is variable mobile coverage from various networks, best from EE.

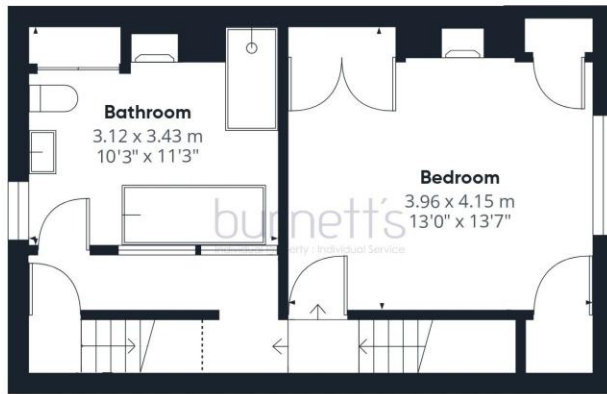
We are not aware of any mining operations in the vicinity.

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

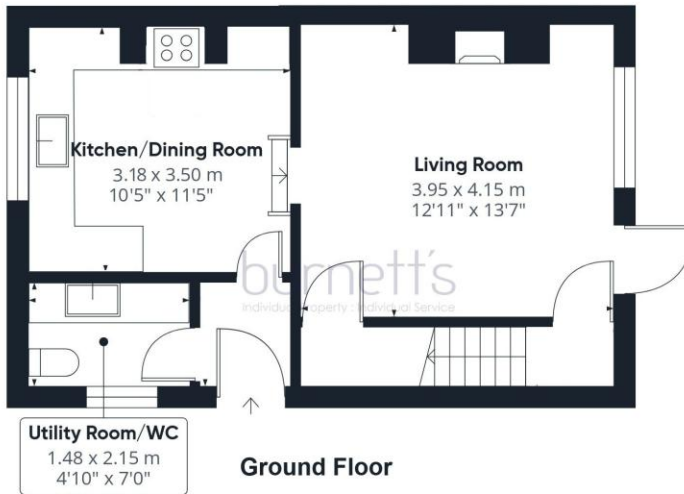
The property does not have step free access.



**Second Floor**



**First Floor**



**Ground Floor**

**Approximate total area**

98.78 m<sup>2</sup>  
1063 ft<sup>2</sup>

**Reduced headroom**

1.7 m<sup>2</sup>  
19 ft<sup>2</sup>

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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

