



# burnett's

Individual Property - Individual Service



A much improved, semi-detached, character house in a highly convenient location close to the centre of this popular market town, with off-road parking, flexible living accommodation, including 4 bedrooms, 2 bathrooms and 3 reception rooms, landscaped South-West facing rear garden and workshop. EPC: D

Guide Price £625,000 Freehold



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Individual Property : Individual Service

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SALES 2024



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# 3 Balliol Cottages

Lower High Street, Wadhurst, TN5 6BB

Guide Price £625,000 Freehold

3 Balliol Cottages is a charming semi-detached house, set up and back from the Lower High Street, with front and rear gardens and off-road parking.

The house has an abundance of character with features including a brick fireplace housing a woodburning stove, plus feature fireplace in the main bedroom, drop-latch internal doors, some exposed timbers, engineered Oak and stone tile flooring, cast-iron period-style radiators, and bespoke carpentry.

Modern additions include a country-style kitchen with Rangemaster and integrated appliances, stylish bathrooms with underfloor heating, plus underfloor heating in the tiled areas downstairs, double glazing, a fully kitted out utility room with useful storage and space/plumbing for white goods.

The roof has been completely overhauled in recent years.

The accommodation currently comprises three bedrooms and a family bathroom on the first floor. The main bedroom has bespoke built-in wardrobes and a feature fireplace. The third bedroom is more comfortably a single bedroom whilst the others will accommodate double beds or larger. The main bathroom has a standalone roll-top bath as well as a large shower cubicle. On the ground floor there is another bedroom with en suite shower room, a sitting room with woodburning stove, dining room with French doors to the rear garden, home office with built-in desk and cabinets, kitchen with opening to the dining room and a utility/boot room.

The South-West facing rear garden has been re-designed by the present owners to include a broad brick-paved patio along the back of the house plus stone paved dining terrace, raised brick partier-garden-inspired beds, useful built-in storage, a stretch of lawn, a pizza oven gazebo and a workshop, currently fitted out as a commercial kitchen but adaptable, potentially for home office use. It is a wonderful area for entertaining or relaxing in the summer months.

There is side, gated access to the rear garden from the front pathway. There is a further area of lawn to the front of the house with steps down to the parking area.

The house is located on the Lower High Street, only a few hundred yards from the centre of Wadhurst and its abundance of amenities. It is also not far from a network of footpaths leading off into the surrounding countryside and to nearby Bewl Water.

The market town has a very good local supermarket with post office facilities, a family run butcher's, greengrocer, chemist, delicatessen, various independent shops, Indian restaurants, cafes, two pubs, a doctor's surgery and dentist. It also has a vibrant community with lots of social activities to get involved with and Churches of various denominations. There is a community sports centre at Uplands and various sports clubs in the town.

About 1.6 miles to the north of this property is Wadhurst rail station with regular service to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes). Ideal for commuters or an evening out or shopping day in the City.

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 F (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 cavity brick/block construction with part-tile hung elevations to the rear 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: According to Ofcom, Ultrafast broadband is available to the property.

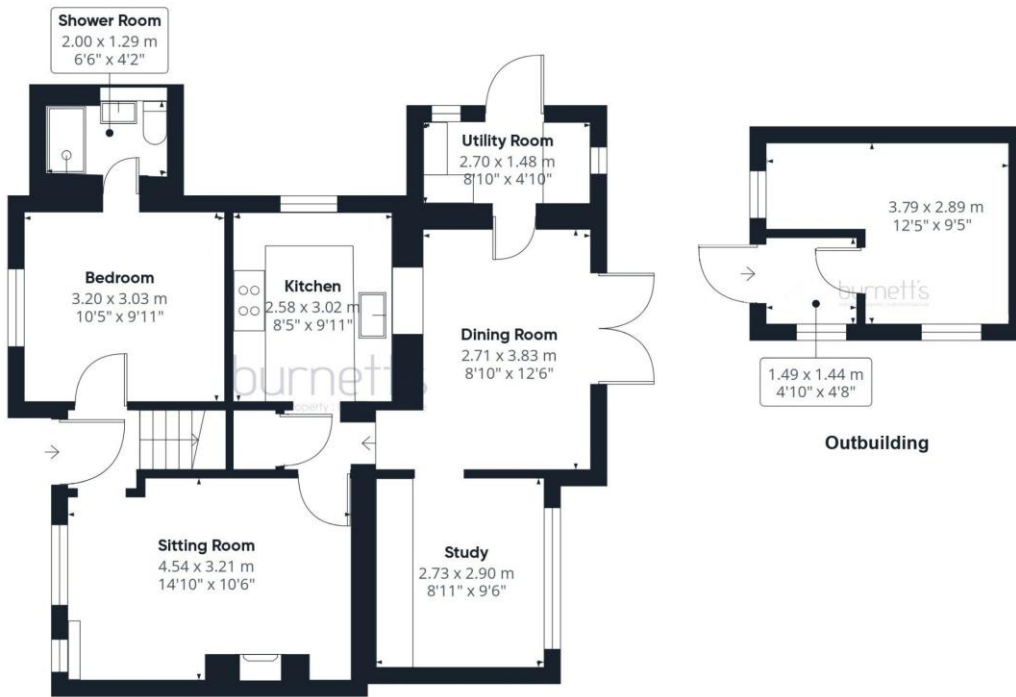
Mobile Coverage: According to Ofcom, there is limited mobile coverage (average for Wadhurst), best from O2.

We are not aware of any mining operations in the vicinity or of any planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



First Floor



Ground Floor

Approximate total area  
(excluding outbuilding)

112 m<sup>2</sup>  
1205 ft<sup>2</sup>

Outbuilding

11 m<sup>2</sup>  
119 ft<sup>2</sup>

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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

