



56 Queens Cottages
Wadhurst, East Sussex

A much improved and well-presented 3-bedroom house of approximately 868sq.ft with landscaped front and rear gardens, parking for two cars and far-reaching views to the front, situated in an elevated and quiet position within easy reach of village amenities and the station.

Guide price £375,000 - £395,000 Freehold

Situation: The property is situated in an elevated and quiet position at the end of a no through road in the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The High Street is about 1 mile distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, café, butcher, baker, bookshop, pharmacy, florist, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre. There is a twitten giving easy access on foot to the village and there is also a Co-op convenience store close by at Sparrows Green.

For the commuter, Wadhurst mainline station is just over a mile distant and provides a regular service to London Bridge/Charing Cross/ Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6 miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, which provides many public footpaths and includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

Description: 56 Queens Cottages is a semi-detached modern house with tile-hung and brick external elevations beneath a tiled roof and double-glazed windows and doors throughout (which have all been replaced over the last 10 years). The property benefits from large windows giving good natural light and enjoys far-reaching views to the front. The house is well presented throughout and has been much improved by the current owner over recent years, including a new kitchen, new oak flooring throughout the ground floor, an excellent new entrance lobby and utility area, new soffits and gutters, new fencing and a re-landscaped garden.

The accommodation is arranged over two floors, extending to approximately 868sq.ft/80.6sq.m, and provides a flexible living space including: a generous entrance lobby with utility area and plenty of space for coats and shoes; an entrance hall with engineered oak flooring running throughout the ground floor with stairs to the first floor and door leading to a recently refitted WC; a good-sized sitting/dining room with sliding doors leading out to the garden; a well-appointed, L-shaped kitchen/breakfast room with an extensive range of shaker-style wall and base units, solid oak worksurfaces, breakfast bar, AEG oven and hob, Bosch dishwasher and space for a fridge/freezer. On the first floor, the landing has two storage cupboards, access to a boarded loft and there are three bedrooms and a shower room. The main bedroom has wonderful views to the front and often enjoys panoramic sunsets, and there is a deep built-in wardrobe with shelves and an automatic light. The third bedroom is currently accessed through the second bedroom, although the layout could easily be re-partitioned to separate the two rooms, if required.

Outside, there is parking for two cars and a front garden laid to lawn with mature flower borders. A side gate gives access to the private rear garden, which has been designed for low maintenance with a terrace with pergola outside the sitting room, a further paved terrace at the top of the garden and a variety of shrubs and ornamental trees. The garden is fully fenced and enjoys a private, south east facing aspect.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Wealden District Council (01892) 653311

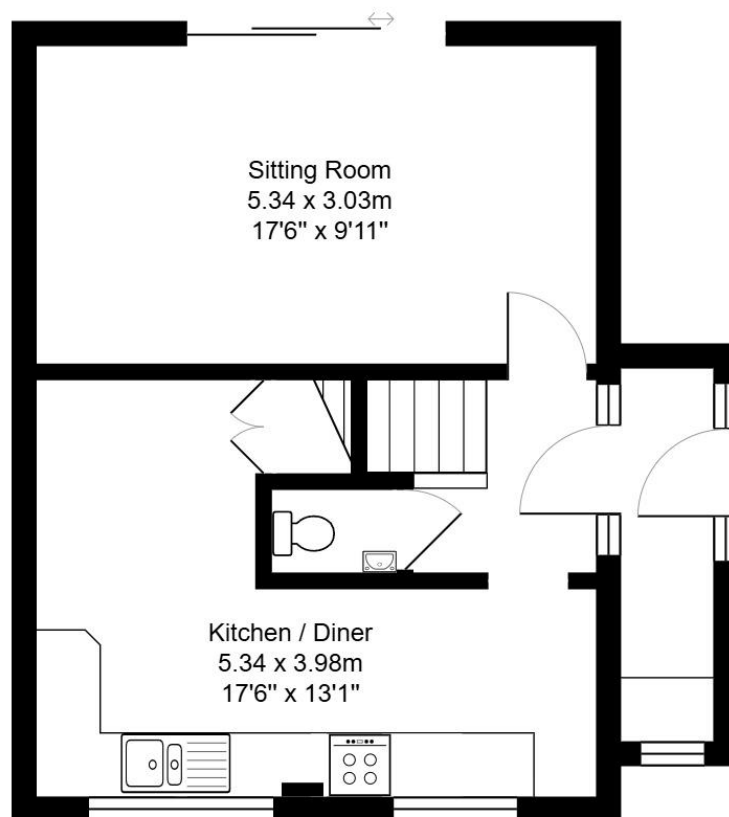
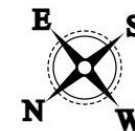
Current council tax: C (2025/26 - £2,292.26)

EPC Rating: D

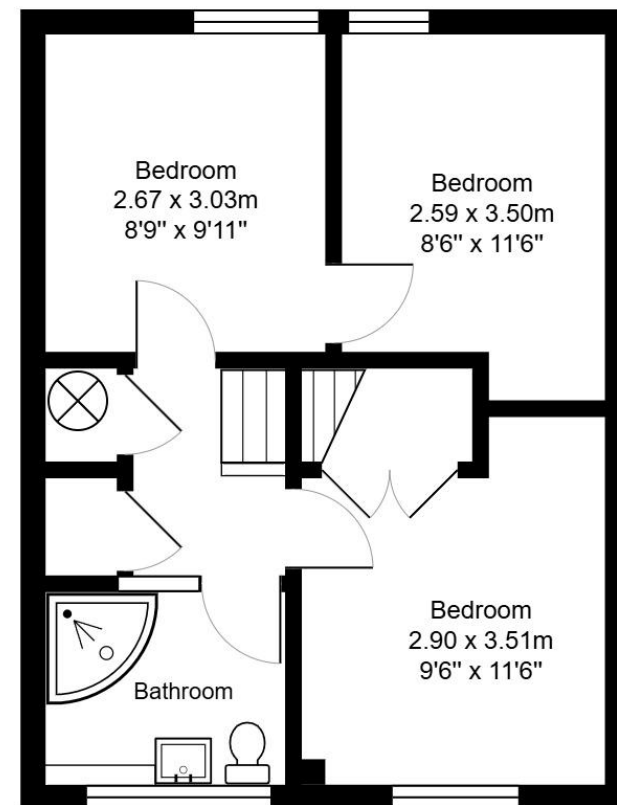
Property address: 56 Queens Cottages, Wadhurst, East Sussex TN5 6RW

01892 786720 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 42.3 m² ... 455 ft²



First Floor
Area: 38.3 m² ... 412 ft²

Total Area: 80.6 m² ... 868 ft²

All measurements are approximate and for display purposes only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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