



**Little Mendips**  
Wadhurst, East Sussex



An attractive and highly individual Victorian semi-detached cottage, situated in the popular Sparrows Green area of the village within easy walking distance of amenities and the station.

## Offers in excess of £400,000 Freehold

### Situation:

Little Mendips is situated in a convenient location in the much sought after village of Wadhurst, within easy walking distance of village amenities, schools and the mainline station.

The village High Street is approximately  $\frac{3}{4}$  mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store, cafés, butcher, greengrocer, bookshop, pharmacy, post office, florist, off licence, restaurants, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre. There is also a Co-op convenience store within close proximity at Sparrows Green.

For the commuter, Wadhurst mainline station lies within a mile and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25. The regional centre of Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

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

### Description:

The property is a pretty Victorian semi-detached cottage arranged over three floors, which has been much improved and sympathetically extended over recent years to provide flexible accommodation of much character and charm.

The property has attractive external elevations of brick and tile hanging beneath a tiled roof and benefits from double glazed windows, a landscaped west facing rear garden and views to the front over surrounding countryside.

Arranged over three floors the accommodation includes on the ground floor a sitting room with an attractive brick fireplace with a wood burning stove and oak flooring. The sitting room is open plan to a good-sized kitchen/diner, which has an extensive range of base units, ceramic sink, plenty of space for appliances and a stable door leading out to the garden. On the first floor there are two double bedrooms and a family bathroom. The lovely main bedroom has exposed floor boards, a large wardrobe cupboard and french doors leading out to the garden. On the second floor there is a double aspect attic room (currently used as a bedroom).

Outside there is a courtyard to the side of the property with a gate giving access to the front of the cottage and steps leading to the west facing private rear garden. The garden is fully fenced and mainly laid to lawn and planted with a variety of shrubs and plants. There is a spacious decked area which is ideal for outdoor entertaining and for enjoying the garden and there is an excellent outside office.

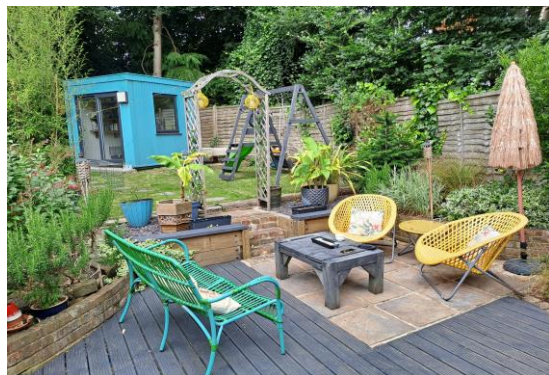
**Services:** Mains water and electricity. Gas-fired central heating

**Local Authority:** Wealden District Council (01892) 653311

**Current council tax band:** C (£2424.30 annual charge)

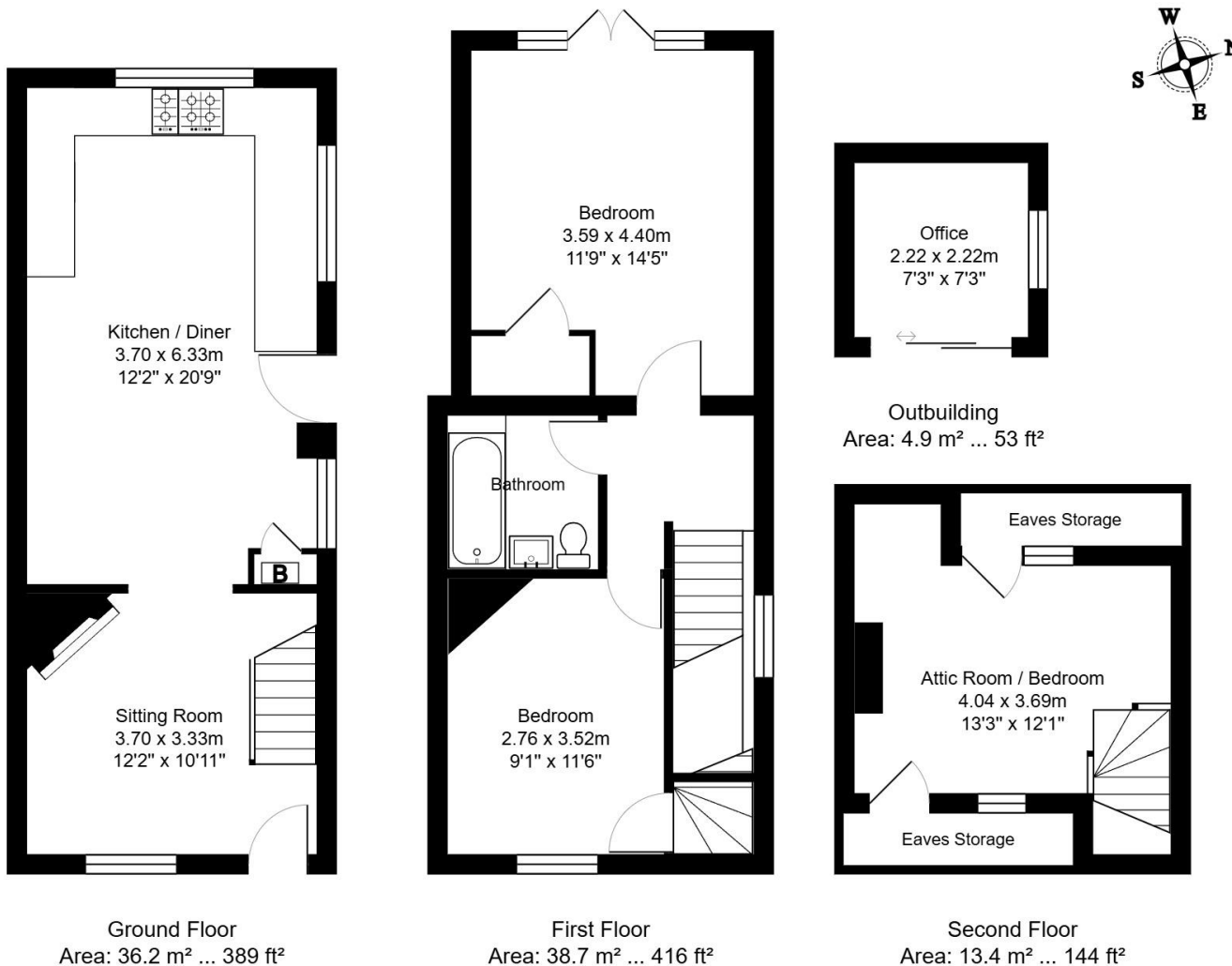
**Current EPC Rating:** D

**Property address:** Little Mendips, Sparrows Green Road, Wadhurst, East Sussex TN5 6SP



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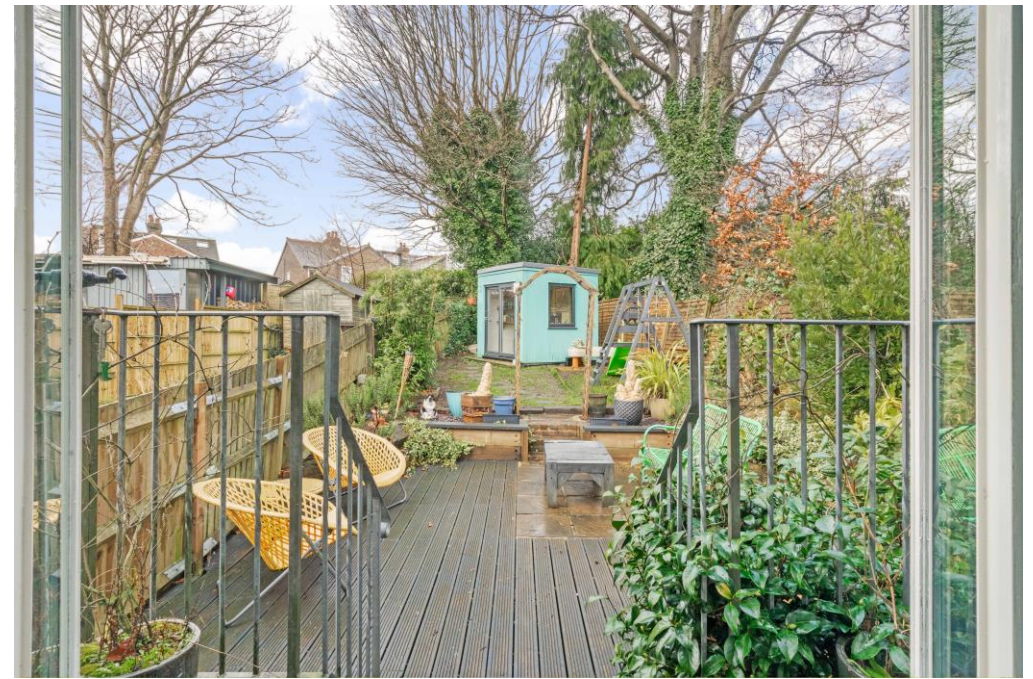
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



#### 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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