



1 Station View

Station Hill, Wadhurst, East Sussex



A well presented 3-bedroom Victorian cottage, which has been extensively refurbished and extended in recent years, situated in a sought after, tucked away and quiet location within easy reach of village amenities and only a 5-minute walk from the station. NO CHAIN.

Guide price £535,000 Freehold

Situation: The property is situated in a quiet location off a small lane in the much sought after village of Wadhurst and is within easy reach of village amenities, schools and just a short stroll to the mainline station. Voted the best place to live in 2023, the High Street is about a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, 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.

For the commuter, Wadhurst mainline station is within close proximity and provides a regular service to London Charing Cross/Cannon Street in about an hour. 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 40 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, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: 1 Station View is a well presented end of terrace Victorian cottage with rendered external elevations beneath a slate tiled roof. The house has been extended and completely refurbished within the last 6 years by the current owner, including a new roof, new double-glazed windows and doors, a new central heating system, re-wiring and a new kitchen and bathroom.

The house offers a flexible living space of approximately 1,021sq.ft/94.8sq.m and benefits from off road parking, a private rear courtyard and a good-sized garden.

The accommodation is arranged over two floors and includes on the ground floor: an entrance porch a large, open plan kitchen/dining/family room, which extends to nearly 33ft and has range of shaker style wall and base units with a breakfast bar, French doors leading out the rear courtyard garden and a further door leading to a sitting room and a study. On the first floor there are three bedrooms (two doubles and a single), which all enjoy a lovely outlook over surrounding countryside and there is a well-appointed bathroom.

To the front of the property there is off road parking opposite the lane with a picket fence and gate leading to a good-sized private garden, which is laid to lawn with an area of decking. To the rear of the cottage, there is an enclosed terraced garden with a gate leading out to the lane.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

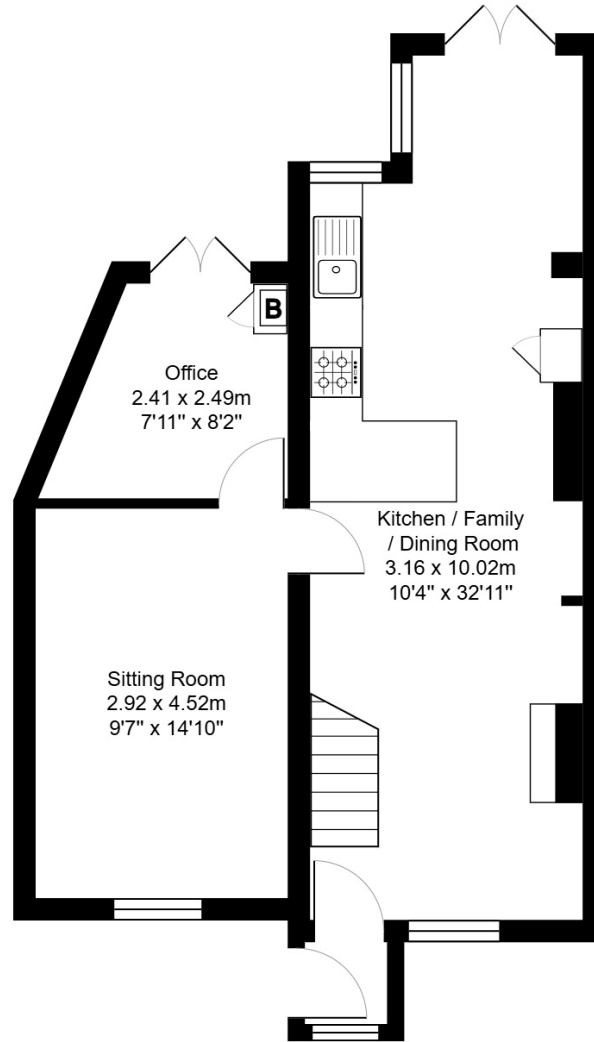
Council Tax band: C (2025/26 - £2,292.26)

Current EPC rating: C

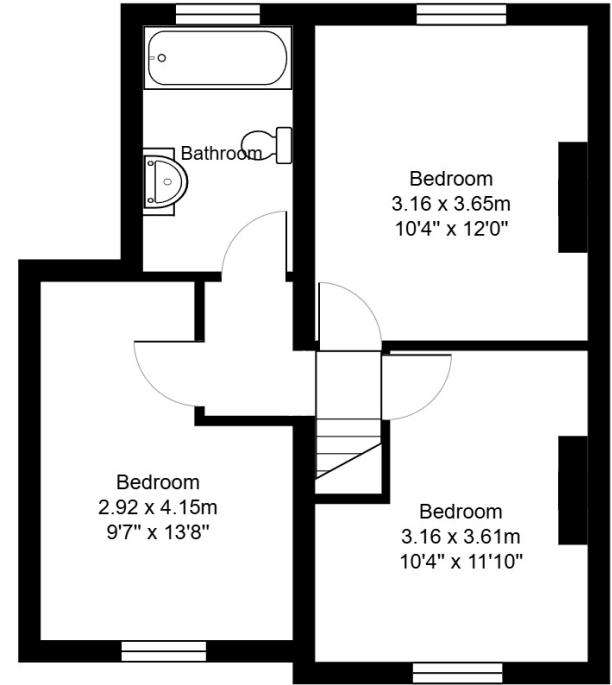
Property address: 1 Station View, Station Hil, Wadhurst, East Sussex TN5 6RY

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: 52.4 m² ... 564 ft²



First Floor
Area: 42.5 m² ... 457 ft²

Total Area: 94.8 m² ... 1021 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.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk