



Greenfields

Sparrows Green Road,
Wadhurst, East Sussex

An attractive semi-detached period cottage with lovely views, situated in the Sparrows Green area and within easy walking distance of village High Street and the station. NO CHAIN.

Guide price £350,000 Freehold

Situation:

Greenfields is situated in a convenient location in the much sought after village of Wadhurst which was named the best place to live in the UK in 2023 by The Sunday Times, and is within easy walking distance of village amenities, schools and the mainline station.

The village High Street is approximately a mile distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, bank, 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 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 semi-detached period cottage with attractive external elevations of brick and weatherboard beneath a tiled roof and benefits from double glazed windows, off road parking and a rear garden with lovely views over surrounding countryside.

Arranged over two floors, the accommodation includes on the ground floor a sitting room with beams and an open brick fireplace fitted with a gas wood burning stove; a fitted kitchen which has a range of wall and base units, plenty of space for appliances and a door leading to a good-sized conservatory, which has a door out to the garden and views over surrounding countryside and a family bathroom. On the first floor there are two double bedrooms.

To the front of the property is off road parking for one car with a side gate leading to the rear garden.

The rear garden is mainly laid to lawn with a gravelled area which is ideal outdoor entertaining and for enjoying the lovely rural outlook and there is fencing on all sides.

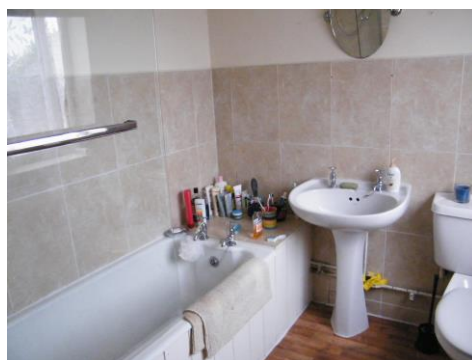
Services: Mains water and electricity. Electric heating

Local Authority: Wealden District Council (01892) 653311

EPC Rating: F

Current council tax band: C

Property address: Greenfields, Sparrows Green Road, Wadhurst, East Sussex TN5 6SU



01892 786720 www.greenlizardhomes.co.uk

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

Arranged over two floors, the accommodation comprises:

Sitting room: 12'5 x 10'5 (3.8m x 3.2m)

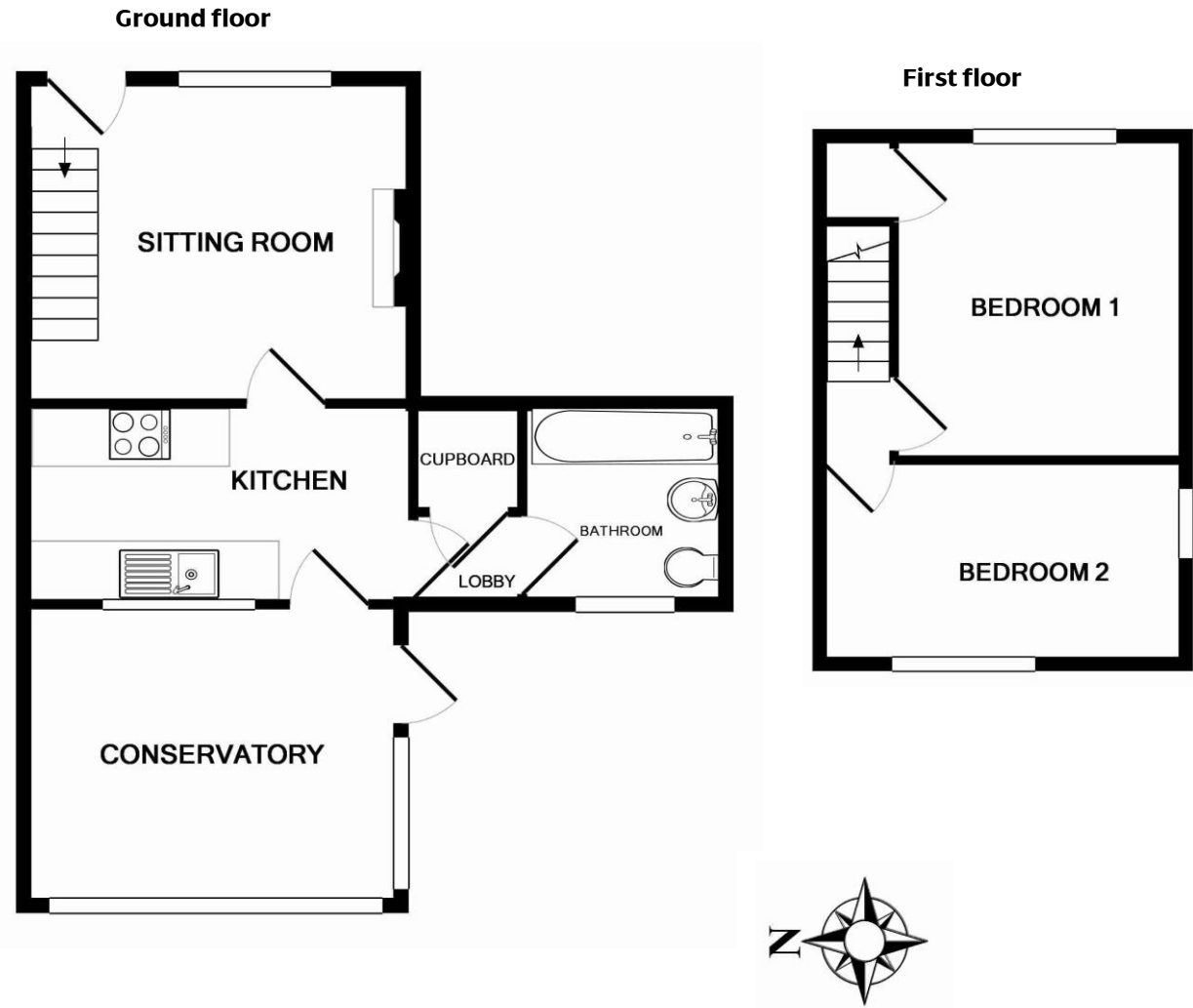
Kitchen: 12'5 x 6'5 (3.8m x 2.0m)

Conservatory: 11'9 x 9'8 (3.6m x 2.9m)

Family bathroom: 6'6 x 6'5 (2.0m x 2.0m)

Bedroom 1: 11'1 x 9'11 (3.4 m x 3.0m)

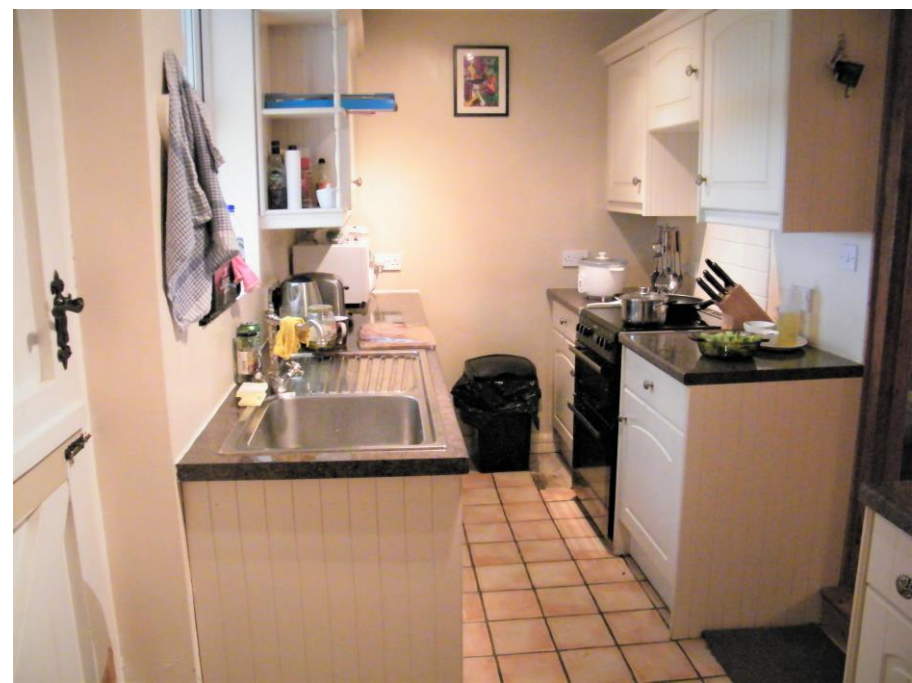
Bedroom 2: 13'0 x 7'0 (4.0m x 2.1m)



This plan is not drawn to scale and is for layout guidance 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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