



**Leas**

Gloucester Road, Wadhurst, East Sussex



An attractive 3 bedroom semi-detached Edwardian house, situated in an elevated position on a good-sized corner plot in a sought after residential area within easy walking distance of village amenities, schools and the station. NO CHAIN.

## Guide price £635,000 Freehold

### Situation:

The property is situated in a much sought after position in Sparrows Green in a quiet residential area within easy walking distance of village amenities, schools and the mainline station. The High Street is just over half 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, baker, bookshop, pharmacy, florist, 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.

For the commuter, Wadhurst mainline station is just over a mile distant 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:

Leas is an Edwardian semi-detached house with attractive external elevations of brick and render with a tile-hung gable beneath a tiled roof. The house provides spacious accommodation of approximately 1,470sq.ft/136.5sq.m, which is full of character and charm with period features, and benefits from large sash windows giving lots of natural light. The property benefits from having a new roof and has been re-decorated, re-carpeted, has new oak flooring throughout the ground floor, an updated bathroom and a new kitchen. It also offers excellent scope for further improvement and enlargement, if required, and has a good-sized garden, parking for several cars and a garage.

Arranged over two floors the accommodation includes; a useful entrance lobby with an inner front door leading to a spacious entrance hall with stairs to the first floor and doors leading to a sitting room with a large bay window overlooking the side garden, a fireplace; a well-proportioned, double aspect dining room with a box bay window overlooking the driveway, a recently refitted kitchen/breakfast room with a range of shaker style units, a glazed door leading out the garden and a further door leading to a WC. On the first floor there are three bedrooms (one of the bedrooms has a bay window and enjoys far reaching views and another bedroom benefits from a fitted wardrobe), a family bathroom with a separate bath and shower, and there is a separate WC.

Outside, there is a tarmac driveway providing off road parking, an area of front garden laid to lawn which wraps around one side of the house with mature hedge borders, a garage and a side gate gives access to the rear garden, which is fully enclosed with a mix of mature laurel hedging and close board fencing. The garden is laid to lawn and planted with a variety of mature shrubs. There is a terrace with raised sleeper beds, a rear door to the garage and an excellent outbuilding/garden room, which would make an ideal studio/office.

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

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

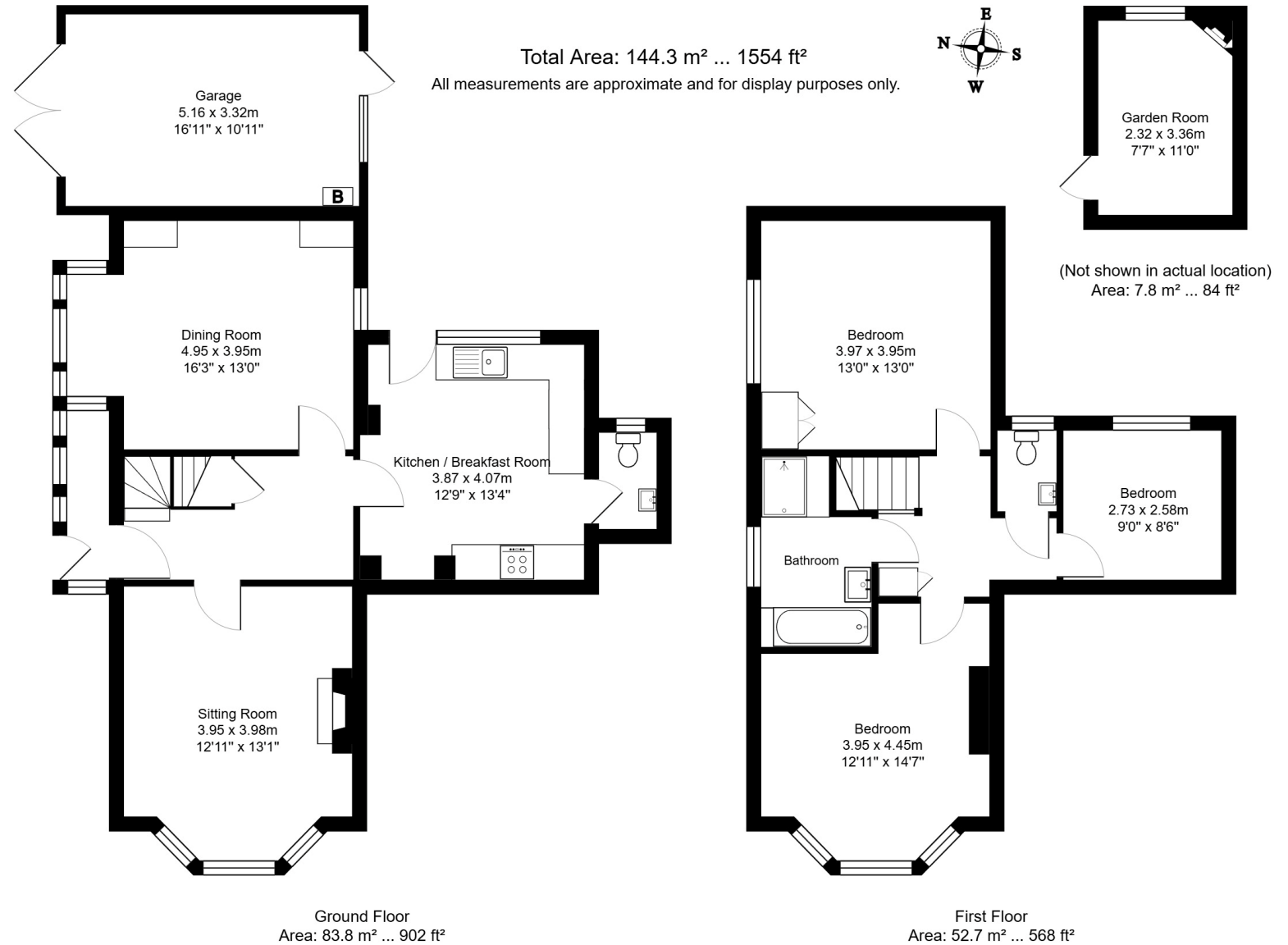
**Council Tax band:** E (2025/26 - £3,151.86)

**Current EPC rating:** D

**Property address:** Leas, Gloucester Road, Sparrows Green, Wadhurst, East Sussex TN5 6TA

01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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.



01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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