



Sprogs, 1 Durgates Cottages,
Durgates, Wadhurst, East Sussex

A pretty end of terrace period cottage with much character and charm, situated in a quiet, tucked away position within easy walking distance of village amenities and the station. NO CHAIN.

Offers in excess of £250,000 Freehold

Situation: The property is situated in a convenient yet tucked away position in the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The village High Street is approximately ½ mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, bookshop, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is just under 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: Sprogs is a charming end of terrace period cottage with attractive external elevations of tile hanging, render and weatherboard beneath a tiled roof and timber casement windows.

The cottage benefits from good ceiling heights and enjoys period features throughout, including a lovely inglenook fireplace, an abundance of exposed mellow beams and latch doors. There is also a secluded garden to the rear with a large brick outbuilding and two small brick buildings.

The accommodation is arranged over two floors and includes an open plan, double aspect living area on the ground floor with stairs to the first floor and a kitchen with solid wood handmade units and oak worksurfaces, a dining area with plenty of space for a table, and a sitting room with an attractive inglenook fireplace with oak bressummer fitted with a wood burning stove and a feature panelled wall. A door leads to an inner hall with a further door leading out to the front garden. On the first floor there is an airy, galleried landing with a study area and doors leading to a bathroom and the bedroom, which is vaulted with wonderful, exposed beams.

Outside, to the front of the cottage is an area of front garden with a brick path running along the side of the cottage and giving access to the rear, where there is a good-sized, useful outbuilding with plumbing and power connected, and a path to the front door. To the rear there is an enclosed area of garden with two small outbuilding (originally an outside WC and coal shed). The garden, which is west facing, requires some attention and could be improved to provide a lovely cottage garden and is fenced on all sides.

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

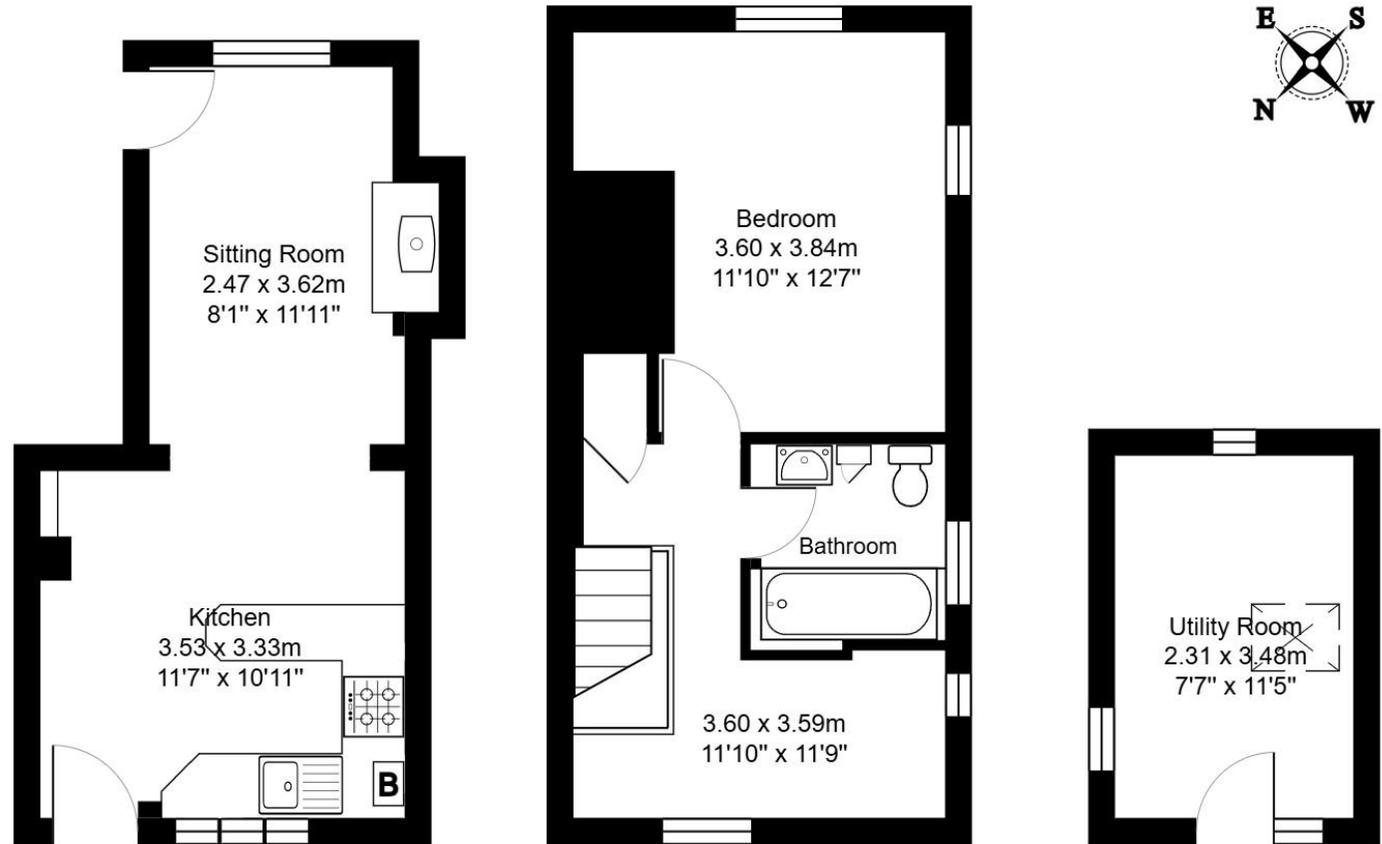
Local Authority: Wealden District Council (01892) 653311

Current council tax: C (2024/25 - £2,154.54)

EPC Rating: E

Property address: Sprogs, 1 Durgates Cottages, Jonas Lane, Durgates, Wadhurst, East Sussex TN5 6RG





Ground Floor
Area: 21.6 m² ... 233 ft²

First Floor
Area: 27.0 m² ... 290 ft²

(Not shown in actual location / orientation)
Area: 8.0 m² ... 86 ft²

Total Area: 56.6 m² ... 609 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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