



1 Walters Cottages

Wadhurst, East Sussex

A beautifully presented 2 double bedroom 1950s semi-detached house, situated on a quiet no through road in a central village location, within easy walking distance of village amenities.
NO CHAIN.

Guide price £425,000 Freehold



Situation: 1 Walters Cottages is situated on a quiet no through road, centrally located in the sought after village of Wadhurst, which was voted the Best Place to Live in 2023, and is within easy walking distance of the bustling High Street. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, 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 approximately 1½ miles 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 approximately 40 miles to the west, the Eurotunnel terminal at Folkestone is approximately 46 miles to the east and central London is approximately 50 miles distant. The regional centre of Tunbridge Wells is just 6½ 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 1950s semi-detached house with tile hung and brick external elevations beneath a tiled roof and double glazing throughout. The property was fully refurbished and extended approximately 5 years ago including a full re-wire, a new hot water system and replastering throughout, and provides a light, beautifully presented living space with an excellent open plan kitchen/dining room with a sky lantern and bi-fold doors, and a modern bathroom.

The accommodation is arranged over two floors and includes on the ground floor; an entrance lobby, a good-sized sitting room with a feature fireplace and wood burning stove, a modern and well appointed open plan kitchen/dining room with an extensive range of wall and base units with oak block work surfaces, integrated appliances including a dishwasher, a washing machine and a fridge/freezer, a sky lantern and bi-fold doors leading to the garden, a useful understairs storage and coat cupboard which houses the boiler, and a separate cloakroom. On the first floor there is an airy landing, a double bedroom with a wardrobe cupboard, a further double bedroom with lovely far reaching views towards Bewl Water and a modern bathroom.

Outside, to the front there is a gravel drive with parking for one car. A gate to the side leads to the landscaped easy to manage rear garden which has a good sized terrace, ideal for outdoor entertaining, and a lawn with a variety of mature shrubs. There is a picket fence to the front and close board fencing on all sides of the garden.

Services: Mains water and electricity. Gas central heating

Local authority: Wealden District Council (01892) 653311

Council tax band: D (£2578.80 per annum)

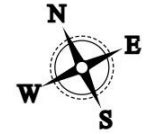
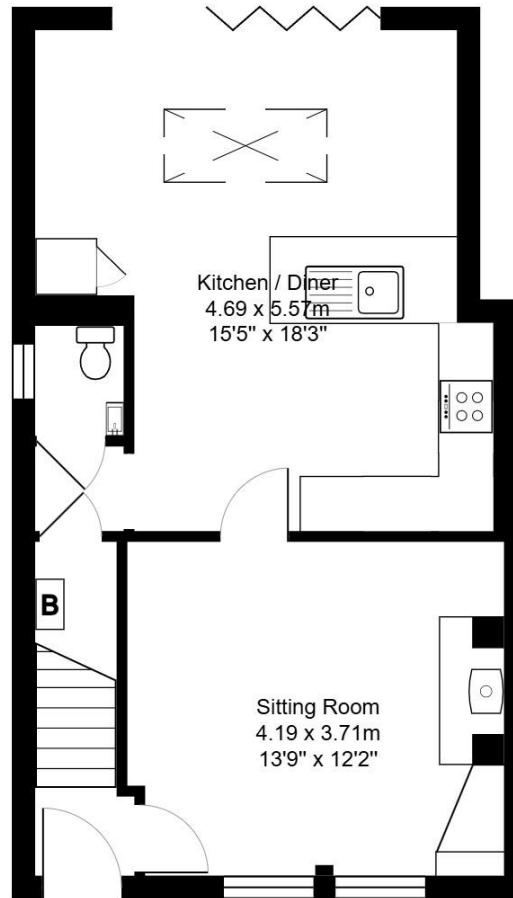
EPC rating: D

Property address: 1 Walters Cottages, Wadhurst, East Sussex TN5 6BG



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: 47.1 m² ... 507 ft²

First Floor
Area: 34.8 m² ... 374 ft²

Total Area: 81.9 m² ... 881 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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