



2 Cockmount Cottages
Cockmount Lane, Wadhurst, East Sussex

A very pretty and well-presented 3-bedroom attached period cottage, providing a light and contemporary living space, benefiting from being situated on a quiet lane within easy walking distance of the village High Street and amenities. NO CHAIN.

Offers in excess of £500,000 Freehold

Situation: The property is situated in a much sought after position in Sparrows Green on a quiet lane within easy walking distance of village amenities, schools and the mainline station. The High Street is under half 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, 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. 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 under an hour. The A21 is also within easy reach and links with the M25 and coastal routes and there are regular bus services to the regional centre of Tunbridge Wells, which 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 Southeast, where a wide range of water sports can be enjoyed.

Description: 2 Cockmount Cottages is a most attractive attached Victorian cottage with external elevations of brick and weatherboard beneath a slate tiled roof and double-glazed windows fitted with shutters to the front. The property has been completely refurbished over the last 10 years and provides a well presented, light and contemporary living space, combining period features with modern day tastes.

The accommodation is arranged over two floors and includes on the ground floor an entrance hall with exposed beams, oak flooring, storage cupboards, a glazed door leading out to the garden and a door leading to a good-sized cloakroom/utility room with space for appliances, a wash basin with a vanity unit and a WC. There is a double aspect sitting room with a wood burner and windows to the front and feature windows to the side. Across the hall is a lovely open plan, double aspect kitchen/dining/living area with a stable door leading out to the garden, oak flooring and underfloor heating. The kitchen has a good range of modern shaker wall and base units with Corian style work surfaces and a larder cupboard. On the first floor there is a spacious landing, three double bedrooms and a well-appointed family bathroom.

Outside, there is off road parking for two cars with a gate giving access to the southwest facing rear garden. The garden has been re-designed and landscaped for easy maintenance, with a good-sized terrace, which is ideal for outdoor entertaining, with brick retaining walls and raised beds with a variety of plants & shrubs, and attractive external lighting. The garden has a log store and a storage area and is bordered with hedging and fencing.

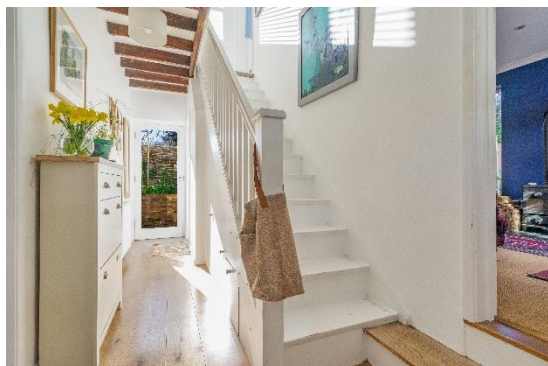
Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

Council Tax band: D (2026/27 - £2,697.58)

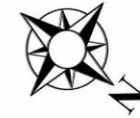
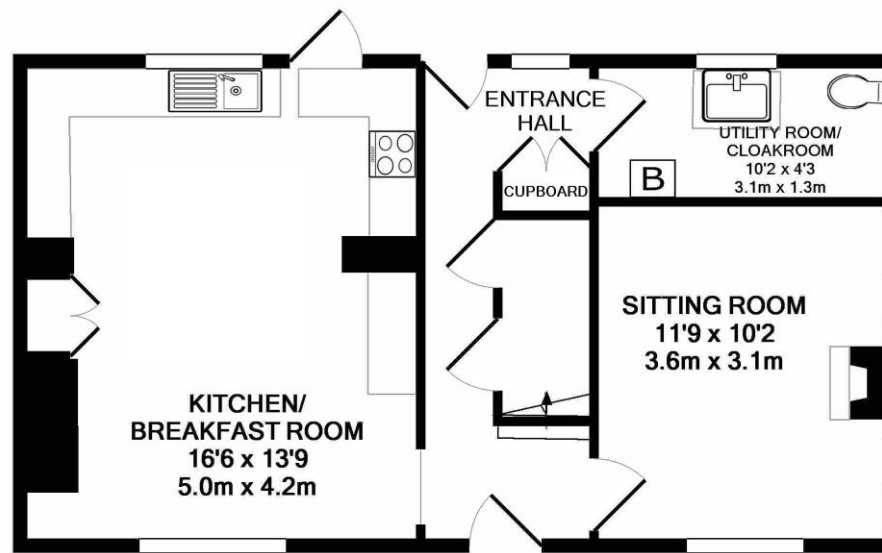
Current EPC rating: D

Property address: 2 Cockmount Cottages, Cockmount Lane, Wadhurst, East Sussex TN5 6UQ



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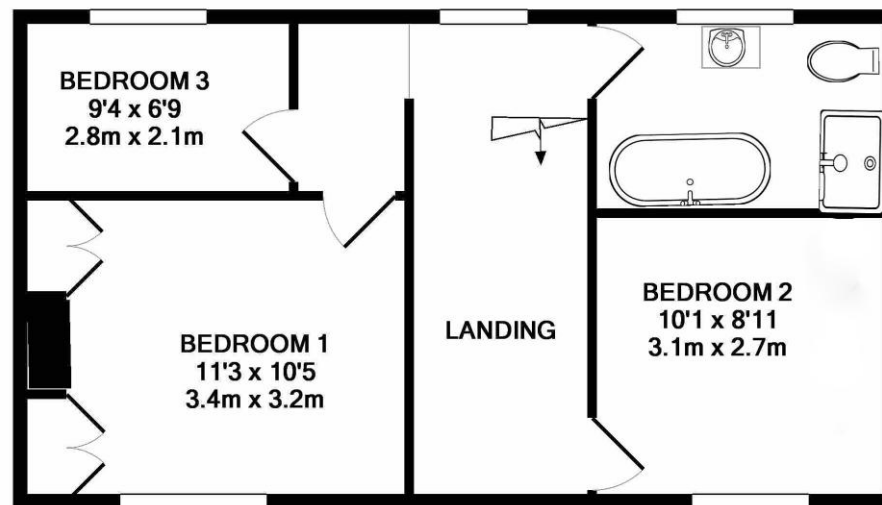
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground floor

Approximate internal floor area: 958sq.ft (89sq.m)

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



First floor

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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