



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace
- One Bedroom
- Two Reception Rooms
- Well Presented
- Off Road Parking Space
- Energy Efficiency Rating: E

Monks Lane, Wadhurst

GUIDE £275,000 - £290,000

woodandpilcher.co.uk

1 Monks Lane, Wadhurst, TN5 6EN

A charming and well presented one bedroom period end of terrace Victorian cottage in this pretty semi-rural hamlet set on the outskirts of Wadhurst, recently voted best place to live in the UK. Offered with no chain and further possibilities to extend into the loft, subject to the necessary permissions being obtainable. The property enjoys a lounge and separate dining room, a contemporary galley kitchen with areas of exposed woodwork, an enclosed courtyard rear garden with rear access and, to the first floor, a large principal bedroom and equally good sized bathroom with both panelled bath and corner shower cubicle. With an off-road parking space to the front, the property enjoys a further small enclosed garden with picket fence to the side.

Access is via a solid wood door to:

LIVING ROOM:

Wooden flooring, radiator, TV point. Fitted cupboard housing electric meters. Double glazed window to the front with solid wood custom-made plantation shutters.

DINING ROOM:

Wooden flooring, understairs storage cupboard. Glazed French doors to rear courtyard garden. Door leading to:

KITCHEN:

Fitted with a range of wall and base units with a complementary work surface over. Integrated electric oven and inset gas hob with tiled splashback. Space for fridge, freezer and washing machine. Stainless steel sink with mixer tap over. Laminate flooring, wall mounted boiler. Two set of windows to the side.

FIRST FLOOR:

Wooden stairs lead to a solid wood floor landing area with doors leading to:

BATHROOM:

Wood effect flooring, low level wc, panelled endosed bath with contemporary mixer tap over, pedestal wash hand basin, corner shower cubicle with fitted shower, part tiled walls, heated towel radiator. Double glazed window to the rear with fitted blind.

BEDROOM:

Carpeted, radiator, loft access hatch. Fitted wardrobes. Double glazed window to the front with solid wood custom-made plantation shutters.



OUTSIDE FRONT:

Paved off-road parking for one vehicle. Enclosed side garden with picket fence & low maintenance shingle.

OUTSIDE REAR:

Accessible from the French doors in the dining room and set to low maintenance paving slabs with an external tap, retaining fencing and wooden gate to the rear with a right of way round to the front of the property and space for pots and also for a bench. There is a further small area of shingle to the side of the property which is enclosed.

SITUATION:

Set on the outskirts of Wadhurst in a semi-rural location overlooking the cricket ground. On a direct safe path to Wadhurst village which lies 1.5 miles away and very close to a historic pub & restaurant and Bewl Water-both accessible by foot. Situated close to both Wadhurst & Lamberhurst which offer a wider range of services including - for the former - both primary and secondary schools, two well stocked supermarkets and a host of independent retailers with further restaurants and public houses. The latter has another primary school and a popular village store. Open areas of Wealden countryside are very much at hand and the larger spa town of Royal Tunbridge Wells is some eight and a half miles away with an excellent selection of well regarded schools at primary, secondary, grammar and independent levels, alongside shopping facilities at the Royal Victoria Place and Calverley Road pedestrianized precinct. In general the area is well served with railway stations with the nearest connections being at nearby Wadhurst, Bells Yew Green, Tunbridge Wells and High Brooms. This pretty and well maintained cottage is in a pleasant and peaceful area, offering good access to facilities should one require them. We do encourage an early appointment to view.

TENURE:

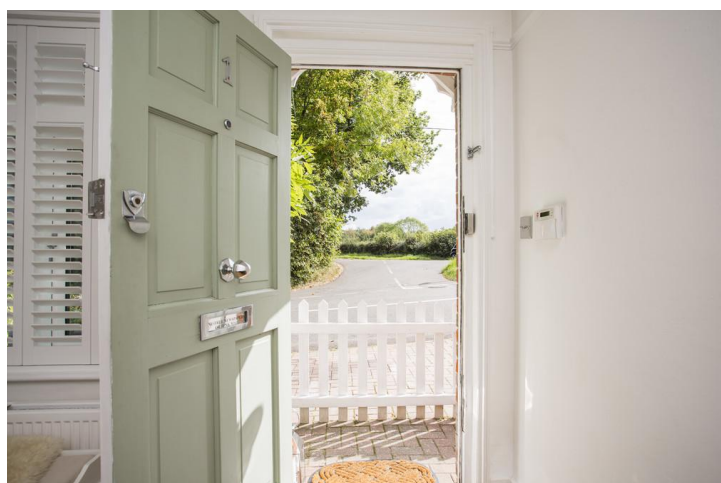
Freehold

COUNCIL TAX BAND:

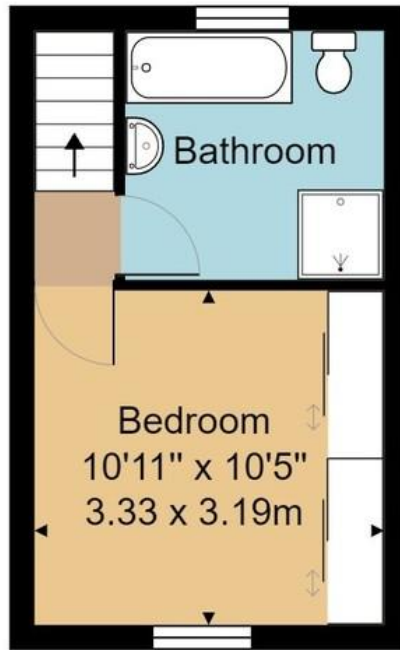
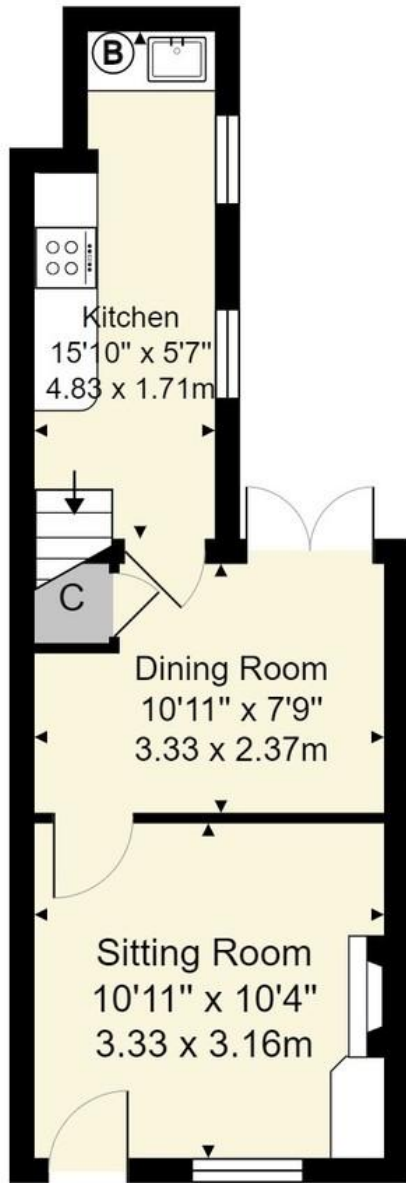
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Ground Floor

First Floor

Approx. Gross Internal Area 492 ft² ... 45.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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