

Brettenham  
Gloucester Road, Sparrows  
Green, Wadhurst, TN5 6TA

**burnett's**  
Individual Property : Individual Service



An extended and improved 1930s semi-detached family house located on a quiet back lane in the popular Sparrows Green area of Wadhurst. Comprising: sitting room, open plan kitchen/dining/living room, four bedrooms and a family bathroom. The property comes with off-road parking and a detached double garage, plus a generous South-facing level garden. EPC: C

**Guide Price £650,000 Freehold**

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Mayfield, TN20 6AB  
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**Wadhurst Office**

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# Brettenham

Gloucester Road, Sparrows Green, Wadhurst, TN5 6TA

Guide Price £650,000 Freehold

Occupying a sizeable South-facing plot, this extended 1930s semi-detached house provides comfortable family living spaces in a quiet, yet accessible spot, close to schools and amenities.

To the front of the house is off-road parking for two cars, in addition to a detached double garage and space for another car to the rear of the garden, accessed off George Street.

Internally, the property presents very well and offers the desirable open plan kitchen/dining/living space, flooded with natural light and having an aspect over the rear garden, as well as a separate cosy sitting room, which has a feature fireplace with open fire and a window to the front with fitted venetian shutters.

The open plan living room has a faux fireplace with built-in cupboards each side and French doors leading out to the rear garden. There is hard-wearing, beautiful wood effect LVT flooring throughout the open plan kitchen/living/dining rooms.

The double aspect kitchen features cream wall and base units with wood block worktops, a Belfast sink and integrated fridge freezer. There is also space for a range cooker, dishwasher, washing machine and tumble dryer. A half-glazed door leads out to the rear garden. Located off the dining area is a useful pantry.

Arranged over the first floor are four bedrooms and the family bathroom. There is also a spacious landing, that the current owners utilise as a study space. The principal bedroom has fitted wardrobes, a feature fireplace and venetian shutters to the windows.

The family bathroom is fitted with a panelled bath with fixed and handheld shower attachments over and glass screen, WC, wash basin and heated towel rail.

The rear garden has an expanse of lawn and various seating areas, perfect for children to play in and for entertaining.

The property is located on a quite back lane in the Sparrows Green area of Wadhurst, away from busy roads and popular amongst families due to its close proximity to the primary and pre-schools.

There is a nearby recreation ground with children's play area, tennis and football clubs. Within about a third of a mile there are two convenience stores, the village pre-school and primary school. Wadhurst town centre is just over half a mile away.

The mainline railway station is just over 1 mile away, with regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

Voted the best place to live in the UK by The Sunday Times in 2023, and shortlisted in 2024, Wadhurst is a vibrant market town with a friendly and interactive community. The attractive High Street, which has some lovely period properties, has retained a number of shops and amenities including a Jempsons supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is also a monthly farmers market, various clubs and societies to get involved with, a sports centre and a very good local doctors practice and dentist.

Located in an Area of Outstanding Natural Beauty, the surrounding countryside is a delight to drive through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town.

In addition to the pre-school and primary school, there is a state secondary school and a Catholic preparatory school in Wadhurst.

## Material Information:

Wealden District Council. Tax Band D (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of cavity brick construction with half rendered elevations under a tiled roof.

We are not aware of any safety or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title makes reference to easements, which we suggest you seek legal advice on.

There is an annual requested contribution towards the upkeep of George Street of £50.

According to the Government Flood Risk website, there is a very low risk of flooding.

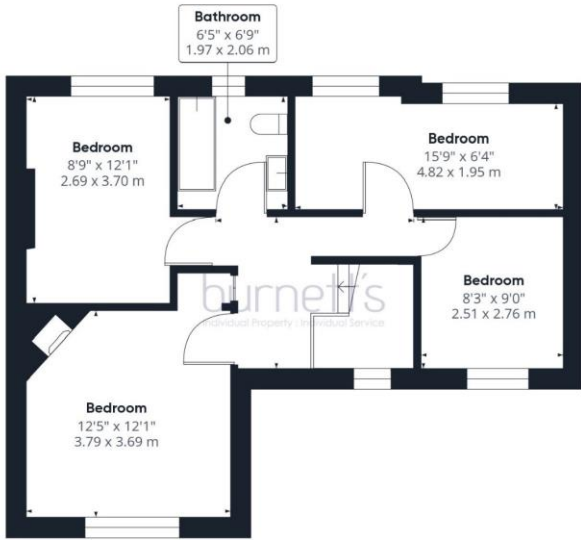
Broadband coverage: According to Ofcom, Superfast broadband is available to the property.

According to Ofcom, mobile coverage is best from O2, with limited coverage from other networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

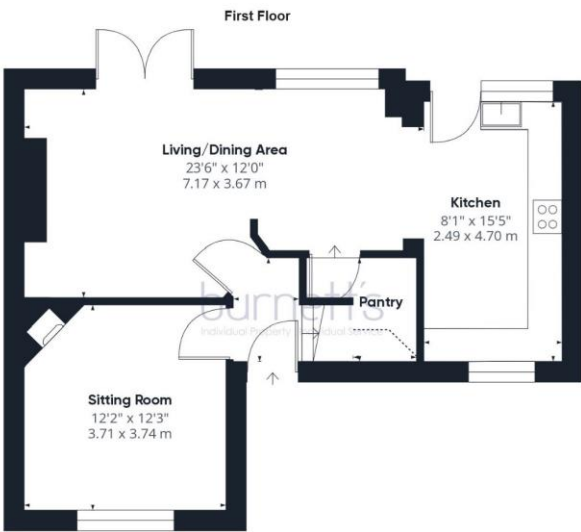


**Approximate total area<sup>(1)</sup>**

1130.32 ft<sup>2</sup>  
105.01 m<sup>2</sup>

**Garage**  
278.03 ft<sup>2</sup>  
25.83 m<sup>2</sup>

**Reduced headroom**  
5.92 ft<sup>2</sup>  
0.55 m<sup>2</sup>



First Floor

Ground Floor

(1) Excluding Garage

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.