



A most attractive, detached, Grade II listed cottage, conveniently located within 1 mile of the station and within half a mile of the many amenities Wadhurst has to offer.

Together with front and rear gardens, the cottage comprises: sitting room with fireplace, dining room, kitchen, ground floor shower room, utility room, two generous double bedrooms and a third single bedroom plus first floor bathroom. EPC: E

Guide Price £450,000 Freehold

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Pear Tree Cottage

Durgates, Wadhurst, TN5 6DF

Guide Price £450,000 Freehold

Believed to date back to the late 18th Century, this handsome, detached cottage is Grade II listed and displays character features including multi-pane sash and casement windows and a fireplace in the sitting room housing a gas "woodburning" stove.

To the front of the house is a pretty cottage garden, enclosed by a white picket fence with steps down from the pavement and a brick laid pathway leading to the front door. A separate pathway leads down the side of the cottage to a gate providing access to the rear garden without the need for going through the house.

One enters into the cosy double aspect sitting room, which features a brick fireplace with bressummer beam housing a gas stove and multi pane sash window to the front.

Adjoining the sitting room is the dining room, which also has a double aspect with sash window to the front and features oak flooring and a serving hatch to the kitchen.

The farmhouse-style kitchen comprises wall and base units with marble effect worktops and tiled splashbacks and a terracotta tiled floor. It has an integrated Bosch oven and gas hob with extractor over, a fridge and space for a dishwasher and washing machine. There is a pretty casement window overlooking the rear garden by the sink. A door leads out to the rear garden.

Completing the ground floor accommodation is a ground floor WC with shower and space for a washing machine. Accessed externally from the rear garden is a utility room/garden store.

Arranged over the first floor are two generous double bedrooms, one with fitted wardrobes along one wall and the other featuring a decorative fireplace. Both have sash windows to the front. There is also a third, single bedroom and a bathroom with shower attachment over a panelled bath and useful built-in storage.

The rear garden has a paved terrace along the back of the house and an area of lawn with mature shrub borders. The garden is enclosed with close-board fencing.

The property is located in the Durgates area of Wadhurst, which has a convenience store. It is located just a short walk away from the primary school, nursery and Sacred Heart Catholic School.

The centre of Wadhurst is only about half a mile away, offering a wide selection of amenities including pubs, cafes, a Jempson's supermarket with post office facility, pharmacy, family run butcher, doctors surgery, dentist and much more. Uplands secondary Academy is also in the town.

The mainline rail station is just under 1 mile from the property and there is a bus service running past the cottage that can take you to and from the station if you didn't want to walk. Both the bus and the trains serve Tunbridge Wells, where even more amenities can be found. Services from Wadhurst rail station run to London Charing Cross and Cannon Street (Wadhurst to London Bridge in around 55 minutes).

The Area is designated as one of Outstanding Natural Beauty and the surrounding countryside is a delight to explore. Bewl Water Reservoir is easily accessible for keen walkers.

The town has a thriving community and hosts many events and clubs for all ages to attend. There is a sports centre at Uplands and various sports clubs including tennis, football, bowls and cricket.

Road connections are good with the A21 accessible at nearby Lamberhurst and Flimwell, providing direct access to the M25 and London to the North and Hastings/the Coast to the South.

Material Information

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

Mains gas, electricity, water and sewerage.

The property is believed to be of brick construction with painted and half weatherboarded elevations under a slate tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the AONB.

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

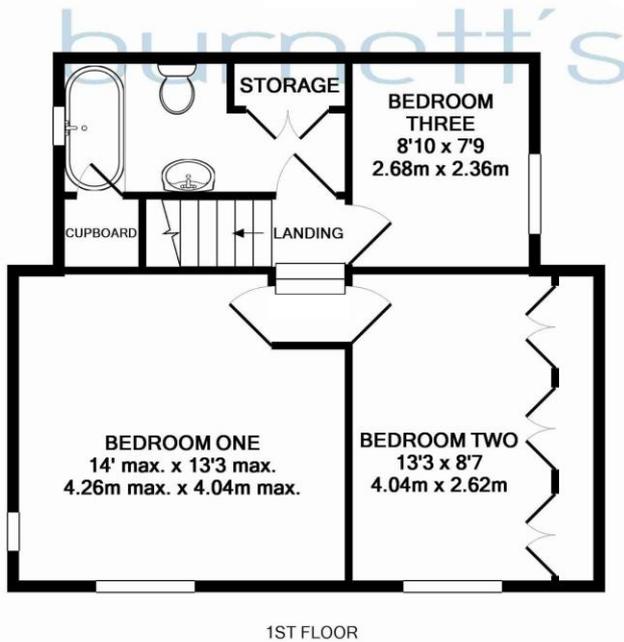
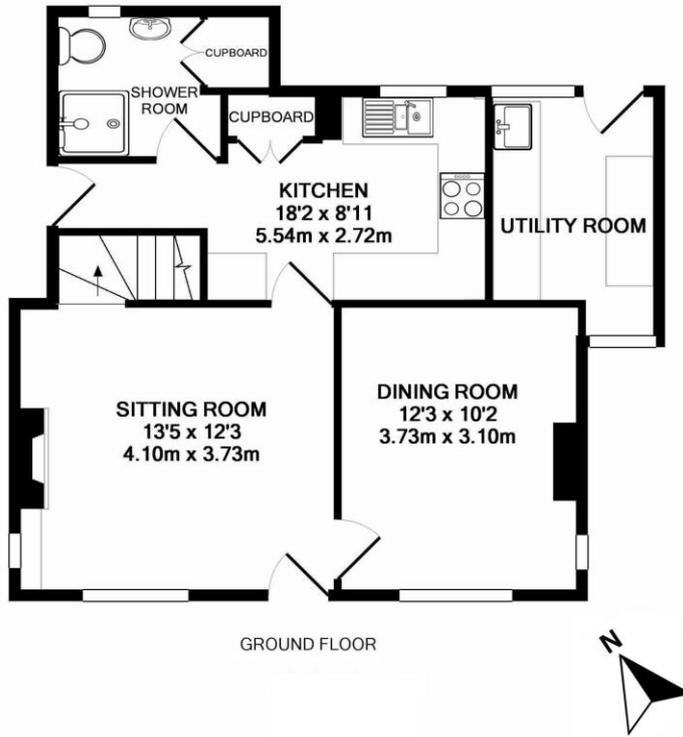
There have been no instances of flooding at the property, although it does technically come up as being at risk of surface water flooding according to the government mapping system.

Broadband coverage: According to Ofcom, superfast broadband is available to this property.

There is mobile coverage from various 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.



PEAR TREE COTTAGE, WADHURST
 TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 SQ.M.)

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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

