



Offered with No Chain - A charming, Victorian, character cottage located in a highly convenient position, close to amenities, yet tucked away from the main road, in the Sparrows Green area of Wadhurst. The property comprises: two bedrooms, bathroom, two reception rooms, kitchen, ground floor WC, front and rear gardens with shed. EPC: C

Offers in Excess of : £350,000 Freehold



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# 5 Pendril Place

Cockmount Lane, Sparrows Green, Wadhurst, TN5 6UE

Offers in Excess of : £350,000 Freehold

Believed to date back to the late 1800s, this charming terraced cottage has a real charm to it. Set in an elevated position above the lane and well screened by an evergreen hedge, the house is accessed via a pathway to the front of the cottages. It is possible to park in the lane, if not adjoining roads nearby.

The front sitting room has a feature Victorian open fireplace with wooden surround and tiled hearth, and an outlook over the front lawn, which forms part of this property.

A recurring feature of the property are the old pine internal doors, some of which have attractive glazed panels.

The dining room has a window out to the rear, wooden floorboards and a useful under-stairs storage cupboard, which the current occupants house a freezer in.

The double aspect kitchen is located to the rear of the house with a half glazed door leading out to the back garden. It is fitted with pale shaker wall and base units with granite effect worktops, tiled floor and splashbacks. There is space for freestanding appliances including an electric cooker, undermount fridge, washing machine and slimline dishwasher. There is also a ground floor WC adjoining the kitchen.

On the first floor are two bedrooms. Both will accommodate double beds, although the second is more comfortably a single, allowing more space for wardrobes/desk etc. Both bedrooms have built-in cupboards over the stairs and the front bedroom has a further fitted wardrobe in the chimney alcove.

The bathroom, which has a separate WC, is very spacious and accommodated a panelled bath with shower attachment as well as a separate shower cubicle and airing cupboard.

The loft is partially boarded and others in the row have converted this space into additional accommodation, which we believe would be possible here, subject to the necessary consents.

The rear garden is a lovely feature of the property. It has areas of lawn and paved patios and even has a garden shed.

## LOCATION

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 (at Uplands Academy) and a good local doctors practice and dentist.

This property is located in the Sparrows Green area, which has its own Co-Op convenience store, the village primary and pre-schools, a veterinary clinic and Chinese/fish & chip take-away venue. The cottage itself is located on a quiet lane, off the busier main roads. There are lots of walking opportunities in nearby woodland and down to Bewl Water reservoir. There is also a recreation ground nearby with tennis club.

Wadhurst has its own mainline railway station, about 1.2 miles from this property, with regular services to London Charing Cross, London Bridge and Cannon Street (London Bridge in around 55 minutes). There is also a regular bus service running to Tunbridge Wells from Wadhurst.

Wadhurst has a pre-school, "good" primary school (Ofsted 2024) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.

Approximately 7 miles North is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools. Also within around 45 minutes of Wadhurst is the South coast.

## Material Information

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

Mains Gas, electricity, water and sewerage.

The property is believed to be of cavity brick construction under a clay tiled roof.

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

We are not aware of any asbestos at the property, although there are some decorative artex ceilings.

The property is located within the High Weald AONB. The title refers to easements, which we believe relate to the access pathways to the front and rear. We suggest you seek legal advice on the title.

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

Broadband coverage: we are informed that Ultrafast broadband is available to the property.

Mobile Coverage: Mobile coverage is best from O2 and Vodafone in this location.

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.



Ground Floor

Approximate total area<sup>1</sup>

745.09 ft<sup>2</sup>  
69.22 m<sup>2</sup>

Reduced headroom  
6.18 ft<sup>2</sup>  
0.57 m<sup>2</sup>



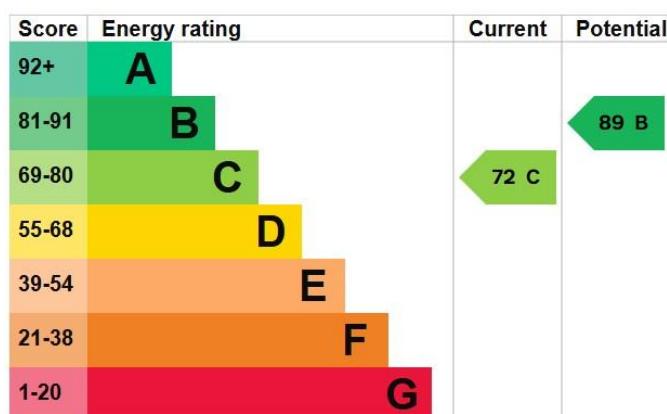
First Floor

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 are based on RICS IPMS 3C standard.

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