



A rare opportunity to purchase a significantly improved and adaptable semi-detached house in a tucked-away, elevated position, convenient for access to the local amenities but away from the busy main roads in popular Wadhurst. Offering far-reaching views, off-road parking for two vehicles and a well-screened, low maintenance garden as well as a recently fitted kitchen. Three bedrooms, shower room, living room, kitchen/breakfast room, downstairs WC and porch with space for coats and laundry appliances. EPC: D
Offers in Excess of: £350,000 Freehold



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56 Queens Cottages

Wadhurst, TN5 6RW

Offers in Excess of: £350,000 Freehold

Located at the end of a quiet cul-de-sac, the property benefits from two private, off-road parking spaces to the front, as well as an area of lawn with a beautiful acer. A pathway leads to the side porch entrance. The porch has recently been extended to provide additional storage space and a utility area, with plumbing and space for stacking laundry appliances above and below an oak block worktop. The kitchen/dining room, living room and downstairs WC are located off the inner hallway, which has stairs leading up to the first floor. The WC has recently been refurbished. The whole of the ground floor has lovely engineered oak flooring fitted.

The kitchen was replaced in 2020 and comprises a wide range of shaker cabinets with oak-block worktops and oak upstands. Several of the units include useful pull-out racks. There are two integrated AEG ovens, a five ring AEG gas hob with extractor over, and a "perfect dry" full sized Bosch dishwasher, as well as space/plumbing for an American style fridge freezer. There is space for a small table and chairs in addition to the fitted breakfast bar. The two kitchen windows provide a far-reaching view to the North.

The spacious living room can accommodate seating and dining areas and features a large easy slide sliding door to the rear covered patio.

Arranged over the first floor are three bedrooms and a shower room. There are also two useful storage cupboards on the landing and access to the boarded loft, which has a fixed, pull-down ladder and lighting.

The main bedroom has a window to the front, from which you can enjoy panoramic sunsets. It has a deep built-in wardrobe over the stairs with automatic light and shelving. The third bedroom is not currently accessed directly off the landing and this layout has worked well for the present owner. In similar neighbouring properties, the landing continues to the third bedroom as depicted by a dotted line on the floor plan and a partition wall could easily be erected to separate the two rooms if desired.

The shower room was re-fitted about 10 years ago.

The rear garden is fully fence enclosed with a lockable side gate. It is surprisingly well-screened from neighbours and features a pergola covered patio off the back of the living room, steps up to a further paved patio with garden shed, a low maintenance artificial lawn and pebble laid border beds with a couple of ornamental shrubs/trees.

LOCATION

Tucked away at the end of Queens Cottages, in an elevated position affording far-reaching view and panoramic sunsets, the property is set away from busy roads yet is within easy walking distance of amenities. The local Co-Op mini market, primary school and recreation ground are all within a third of a mile and the centre of Wadhurst is just over half a mile away, offering a Jempton's supermarket with post office facilities, pharmacy, butcher, delicatessen, greengrocer, cafes, restaurants, independent shops, a doctor's surgery, secondary Academy, gym and more.

Wadhurst also has a mainline railways station, just over a mile from this property, with services to London Charing Cross (London Bridge in around 1 hour). The A21 is easily accessible about 4 miles to the North, providing direct access to the M25 and Coast.

Tunbridge Wells is about a 15 minutes drive away, offering a wider range of shopping and recreational facilities, as well as highly regarded private and grammar schools.

The Area is designated as one of Outstanding Natural Beauty and there are some lovely walks to be enjoyed in the surrounding countryside, including around nearby Bewl Water reservoir and Bedgebury Pinetum.

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 brick/block construction with part-tile hung elevations and a 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 High Weald AONB. The title has restrictions and easements, we suggest you seek legal advice on the title.

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

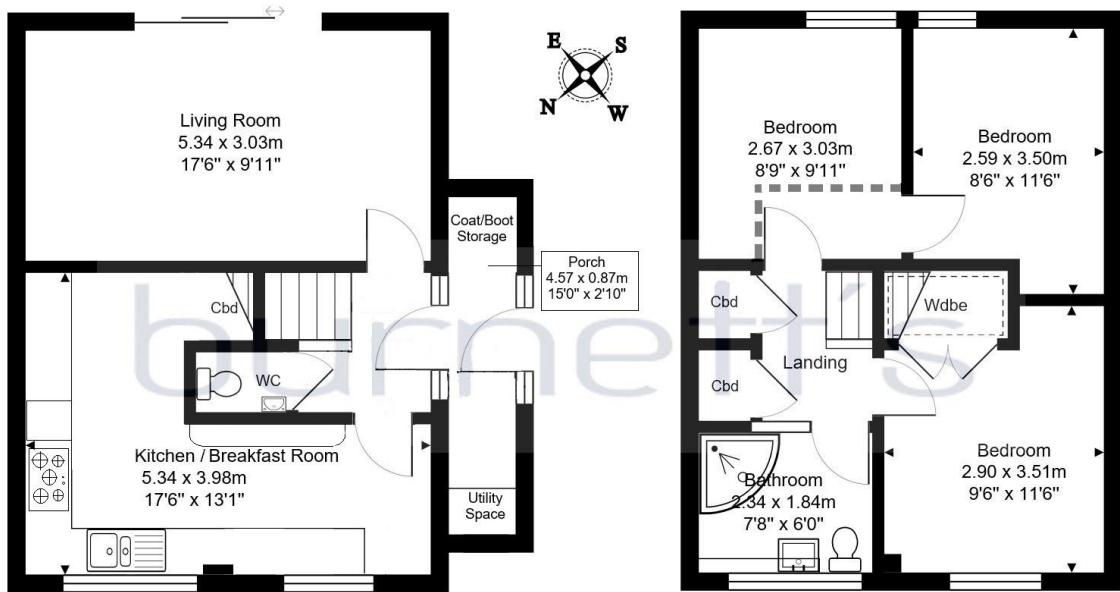
Broadband coverage: we are informed that Superfast broadband is available to the property.

Mobile Coverage: There is limited mobile coverage locally with 02 and Vodafone having the best coverage.

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
 Area: 43.2 m² ... 465 ft²

First Floor
 Area: 38.3 m² ... 412 ft²

Total Area: 81.5 m² ... 877 ft²
 All measurements are approximate and for display purposes only

