



2 Marlpit Cottages
Wadhurst, East Sussex

An attractive and beautifully presented 3 bedroom semi-detached period cottage, which has been sympathetically extended and modernised, situated within easy walking distance of village amenities and the station.

Offers in Excess of £425,000 Freehold

Situation: The property is situated in a convenient location in the much sought after village of Wadhurst. The High Street is within easy walking distance and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1¼ miles distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 2 Marlpit Cottages is an attractive semi-detached Victorian cottage with painted brick external elevations beneath a slate tiled roof and double glazed windows (new in 2020). Recently extended and modernised, the cottage provides well presented accommodation that combines period features with modern day tastes and overlooks its good-sized front gardens and benefits from a large driveway provides parking for several cars.

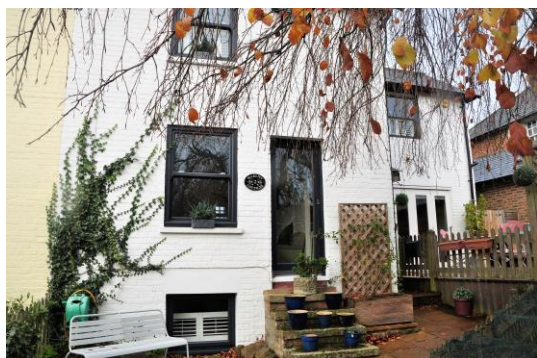
Arranged over three floors the accommodation includes on the ground floor an entrance porch which leads into an open plan living area with a well appointed kitchen, dining and sitting area. Bi-folding doors lead out to a large raised decked area which has been fenced off from the main garden with its own access. The recently refitted kitchen has a range of contemporary wall and base units with Corian work surfaces. There is an integrated fridge, wine cooler, dishwasher and Smeg electric oven with gas hob. The living area leads to the sitting room, which has a wood burner with attractive tiled surround with fitted shelves and cupboards on each side. The sitting room has a glass panel to the kitchen and a glazed door giving views over the garden. A door from the living area provides access to the stairs down to the basement, which is currently used as a utility room and has a wc and provides excellent storage. On the first floor there are three bedrooms (two doubles and single) – all with built in cupboards - and a well appointed family bathroom. The main bedroom has a lovely vaulted ceiling and large fitted wardrobes.

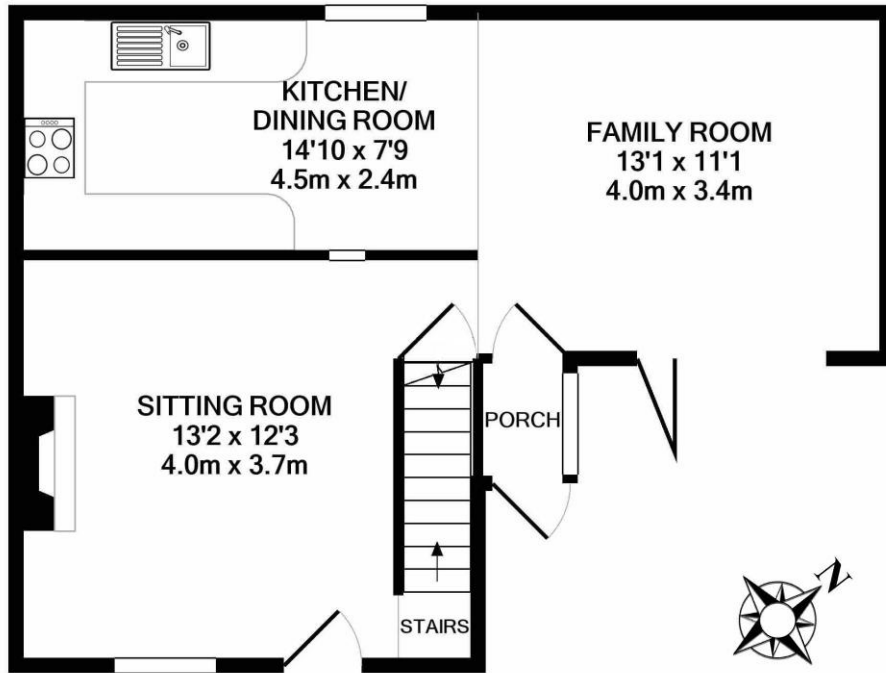
Outside the property is approached through a garden gate and path leading to the front door. There is a lawned area and pond, which is enclosed with picket fencing. Beyond the lawn is a raised decked area, ideal for outdoor entertaining, and a substantial block paved driveway providing parking for several cars.

Services: Mains water and electricity. Gas central heating
Local Authority: Wealden District Council (01892) 653311
Current council tax band: D (£2,047.03 per annum)

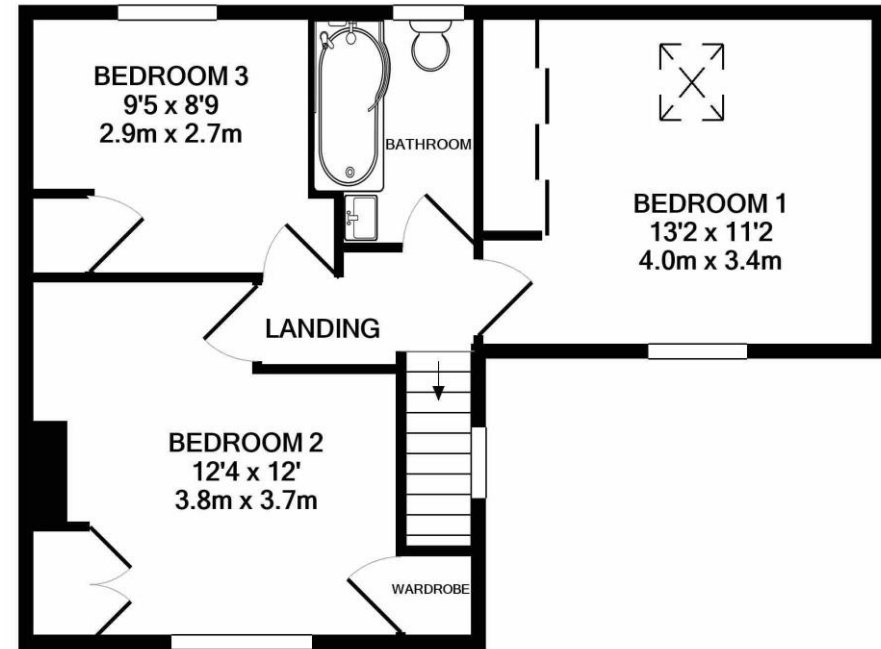
Current EPC Rating: D

Property address: 2 Marlpit Cottages, The Marlpit, Durgates, Wadhurst, East Sussex TN5 6UW

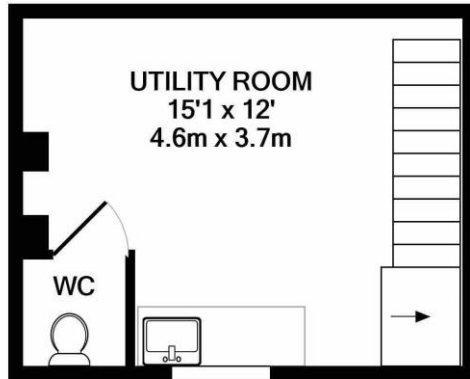




Ground floor



First floor



Basement

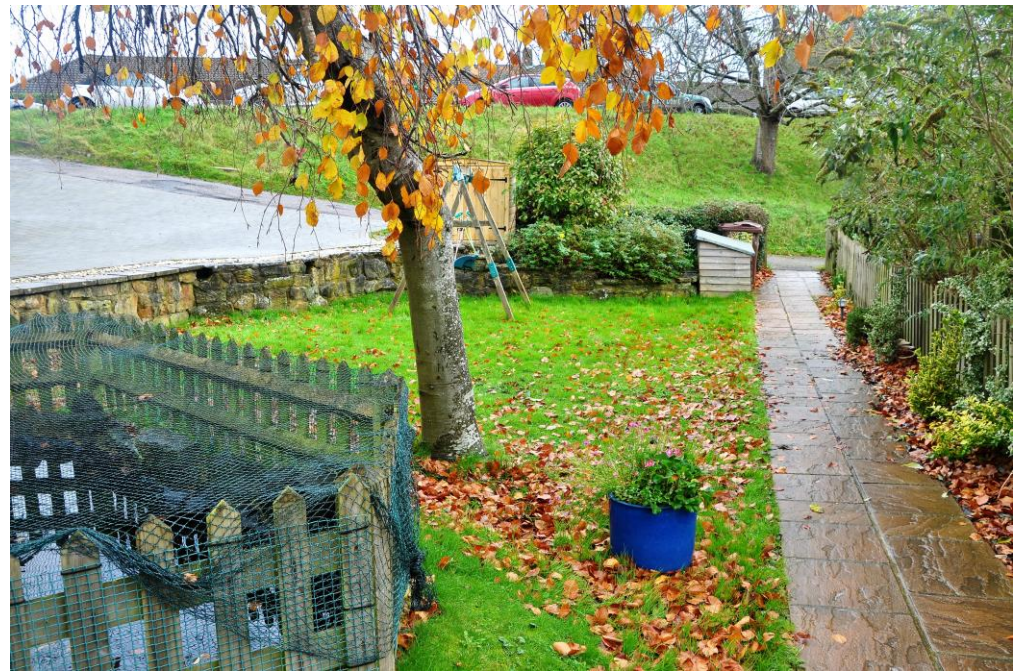
Internal floor area excluding garage is approx. 1,119 sq.ft (104 sq. mtrs)

This plan is not drawn to scale and is for layout guidance only



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk