

3 Woods Green Cottages  
Woods Green, Wadhurst  
TN5 6QN

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



A significantly enhanced character cottage with South-facing garden, located on the rural fringe of Wadhurst, with an outlook over farmland to the front and rear, about 1.5 miles from the station and town. The accommodation comprises an open plan kitchen/living room, two double bedrooms and a shower room. EPC: C

**Guide Price £345,000 Freehold**

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# 3 Woods Green Cottages

Woods Green, Wadhurst, TN5 6QN

Guide Price £345,000 Freehold

This pretty mid-terrace Victorian cottage occupies an enviable rural location on a quiet country lane on the edge of Wadhurst, overlooking farmland to the front and rear.

The present owners have significantly improved the property in recent years including the replacement of all of the windows and external doors to sympathetic double-glazed ones, improving the insulation in the house, updating the electrics, plumbing and central heating, plus general cosmetic improvements.

There is unrestricted parking in the lane opposite the cottages.

The front door opens into the open plan ground floor living accommodation, with the living room at the front and kitchen to the rear.

The living room features an attractive exposed brick chimney breast housing a woodburning stove, with fitted wooden cabinets each side. There is a multi-pane bow window to the front and wooden floorboards.

The kitchen has been knocked through to the living room and the vendors have moved the back door and window to create a better flowing layout. The kitchen comprises painted wall and base units with pale worktops and tiled splashbacks. Integrated appliances include a dishwasher, oven, induction hob and extractor hood. There is also space for a washing machine, tumble dryer and tall fridge freezer.

On the first floor is a generous double bedroom with an outlook over the fields to the front via double-glazed multi-pane sash windows, a feature Victorian fireplace and built-in wardrobe.

The spacious shower room is also on the first floor and has been remodelled to provide a large walk-in shower with fixed and hand-held shower attachments, vanity unit and WC. There is also a heated towel rail.

The second bedroom is located on the second floor and is currently utilised as the principal bedroom. It has a double aspect view to the front and rear, affording elevated views over the garden and surrounding farmland. It also has fitted wardrobes with panel detailing, mirrored on the walls opposite.

The South-facing rear garden is about 95'/29m long and features various seating areas including a paved patio immediately outside the kitchen door, having a hot and cold tap and external power point, a gravel area by the garden shed and a raised decked terrace at the end of the garden overlooking the field to the rear. In between is a stretch of lawn with planted beds. The garden shed is a good size. No.4 has a right of way over No.3's garden and No.3 has a right of way over 2 and 1's gardens when rear access is (infrequently) necessary.

Woods Green is a small, tucked-away, rural hamlet on the edge of the popular market-town of Wadhurst. The cottage is located on a quiet lane, rarely used other than by neighbouring properties. It enjoys a delightful outlook over fields to the front and rear.

There are local facilities in Sparrows Green (within 1 mile) including a convenience store. Wadhurst town centre is just a little further on providing a wider range of facilities 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. The town has a friendly and active community.

Wadhurst station is about 1.5 miles from the cottage and provides regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

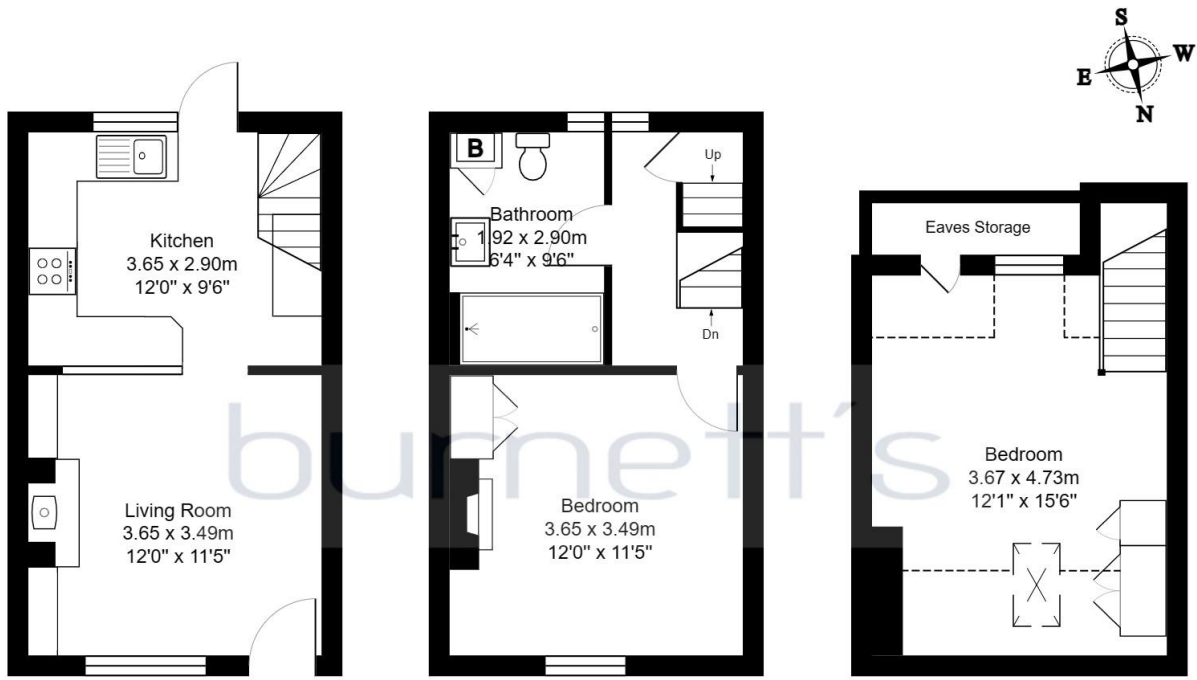
Wadhurst has a pre-school, "good" primary school (Ofsted 2018) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.

The property is located in the High Weald Area of Outstanding Natural Beauty and there are many local footpaths taking you through the surrounding countryside. Bewl Water is also nearby.

Royal Tunbridge Wells is about 6 miles away providing an array of shopping, recreational and social facilities.

All mains services connected. Mains gas central heating. Wealden District Council. Tax Band C.





Ground Floor  
Area: 23.8 m<sup>2</sup> ... 256 ft<sup>2</sup>

First Floor  
Area: 23.8 m<sup>2</sup> ... 256 ft<sup>2</sup>

Second Floor  
Area: 18.1 m<sup>2</sup> ... 195 ft<sup>2</sup>

Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



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[www.burnetts-ea.com](http://www.burnetts-ea.com)

Mayfield: 01435 874450

Wadhurst: 01892 782287

Lettings: 0845 873 7493

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C	71 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. Room sizes and distances are approximate should not be relied upon. All interested parties are advised to verify the accuracy of any specific details when considering making an offer. These particulars are believed to be correct at their time of publication, but their accuracy is not guaranteed and 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.