

2 Fairglen Cottages
Fairglen Road, Wadhurst,
TN5 6JN

burnett's
Individual Property : Individual Service



A beautifully presented Victorian terraced cottage positioned in a tranquil lane surrounded by stunning countryside, comprising three bedrooms, a modern family bathroom, stylish open plan kitchen/dining room, living room, attractive tiered garden with summerhouse and office/studio offering splendid views over the High Weald, and all within two miles of village amenities and the mainline railway station.

No onward chain. EPC Rating: D.

Price Guide: £425,000 Freehold

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2 Fairglen Cottages

Fairglen Road, Wadhurst, TN5 6JN

Price Guide: £425,000 Freehold

A charming Period cottage located in a peaceful lane amidst fabulous countryside. The accommodation is arranged over three floors and benefits from double glazing and central heating throughout.

In an elevated position at the far end of the garden is an exceptional home office/studio with mains electricity connected. Enjoying tranquil surroundings and stunning views this creates an ideal home office working environment.

Approaching the front of the cottage is a walled garden and steps leading to the front door. Inside, the bright and welcoming living room includes a fireplace with log burning stove on a tiled hearth, a floating Oak mantel, built in base cupboards and shelving, window to front aspect, door through to kitchen/dining room and staircase to first floor landing.

The generous size modern kitchen/dining room is a light room and comprises an array of wall and base units, worktops, part tiled walls, one and a half ceramic sink with mixer tap over, integrated fridge/freezer, microwave and oven with four ring gas hob and extractor hood over. Other features include a useful understairs cupboard, wood effect flooring, inset lighting, space for washing machine and tumble drier, windows to side and French doors to rear garden.

The first-floor landing has two bedrooms, a double with built in wardrobe, and a large single, both have windows. Also, there is a rather chic family bathroom consisting of a walk-in corner shower with glass screen, free standing bath, WC, pedestal basin, part tiled walls and tiled floor, towel radiator and Velux window.

A further staircase leads to the third-floor double bedroom which is bright and roomy and includes a Velux window and useful under eaves storage cupboards.

Outside, the private rear enclosed tiered garden comprises a gravelled section with gated access to the side providing occasional vehicular access via the adjacent property, this space could be adopted for parking a motor home or similar.

There is a summerhouse and terrace area with steps leading to a selection of raised vegetable

and flower beds. At the very top of the garden is a home office/studio with spectacular views.

2 Fairglen Cottages is within two miles of Wadhurst itself and the mainline railway station providing excellent links to both London and the coast, both of which can be reached within the hour.

Wadhurst also offers Churches of various denominations within a good and strong community. From a social point of view there are many choices to be made from Period Inns, Gastro Pubs, Restaurants, Cafes, an Art Gallery and many other Societies and Clubs.

From a shopping perspective there is a very good local supermarket and Post Office, a family run butchers' shop, chemist, greengrocers, delicatessen, florist, hairdressers, a high quality gift shop and ladies outfitters, an excellent library and book shop. Wadhurst also benefits from a very good local Doctor's practice and Dentist.

There is an excellent choice of education and care from Nurseries and Primary Schools through to Secondary schools, for both boys and girls in the private and state sector.

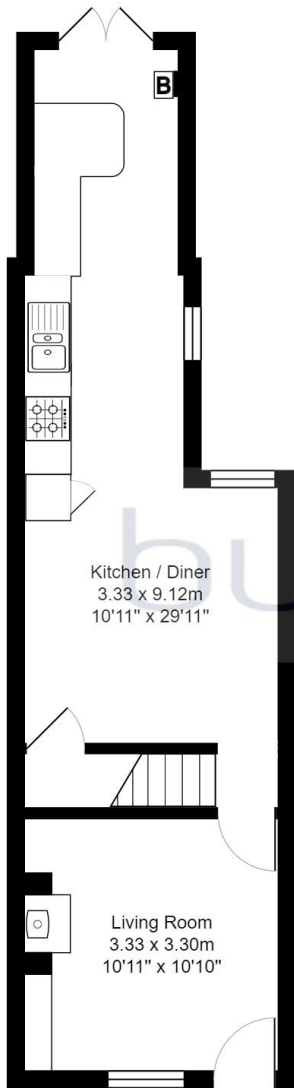
Nearby leisure facilities include tennis, an excellent children's playground and a community sports centre. There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever popular Bedgebury Pinetum and Bawl Water Reservoir which offers sailing and other outdoor pursuits.

Approximately seven miles north of Wadhurst is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Also, within 45 minutes of Wadhurst there is the Coast with all that it has to offer.

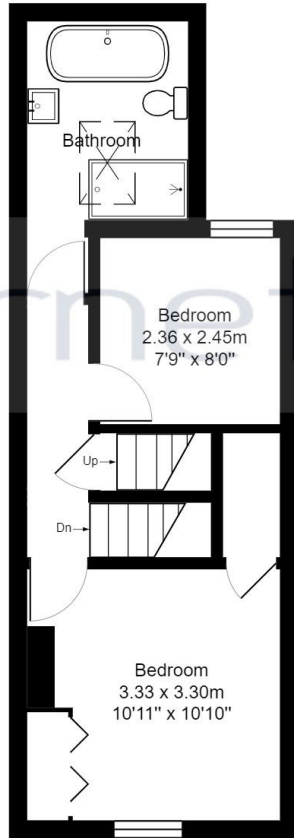
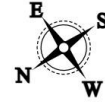
All mains services connected.
Council Tax Band: D

Energy performance certificate (EPC)			
2 Fairglen Cottages Fairglen Road WADHURST TN5 6JN	Energy rating D	Valid until 31 July 2028	Certificate number 7908-4033-6293-6758-9960
Property type Mid-terrace house			
Total floor area 75 square metres			

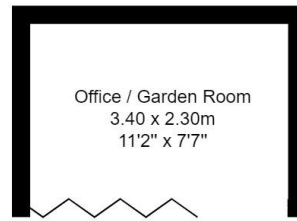


Ground Floor
Area: 36.9 m² ... 397 ft²

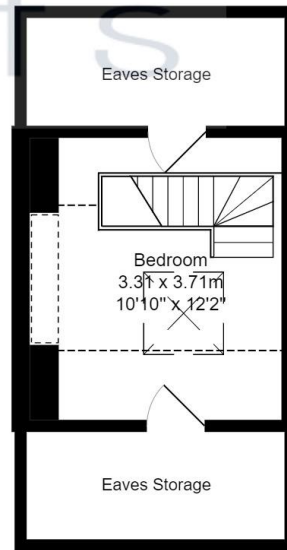
Total Area: 99.2 m² ... 1068 ft²
All measurements are approximate and for display purposes only



First Floor
Area: 31.5 m² ... 339 ft²



Outbuilding
Area: 7.8 m² ... 84 ft²



Second Floor
Area: 23.0 m² ... 247 ft²



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www.burnetts-ea.com

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