



**6 FAIRGLEN COTTAGES**  
FAIRGLEN ROAD, WADHURST, EAST SUSSEX, TN5 6JN





TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 30 MILES | WADHURST STATION 1.6 MILES

## 6 FAIRGLEN COTTAGES, FAIRGLEN ROAD, WADHURST, EAST SUSSEX, TN5 6JN

An end of terrace three-bedroom character property in an ideal semi-rural location with outstanding views in the popular village of Wadhurst. This beautiful home has a host of modern features while retaining its country cottage charm.

ASKING PRICE £400,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this characterful, unlisted, three-bedroom period cottage understood to date to the early 1900s. The property is in an ideal semi-rural position on a quiet country lane in Wadhurst.

The property, which is set over three floors, is presented in excellent condition throughout, and includes, on the ground floor, a kitchen, sitting room, dining room, bedroom and shower room. Upstairs, on the first floor, you find two bedrooms and a family bathroom. On the top floor, in what was the attic, there is an office/storage space.

The property has a host of character features including wooden floorboards and an open fireplace but has been modernised sympathetically to include a large kitchen with bespoke shaker units and a free-standing range cooker. The downstairs bedroom with an adjacent modern shower room in an extension added by the previous owner is an excellent addition to the property.

The open plan sitting/dining room is a bright and airy space in which to relax and entertain with stripped varnished floorboards and a pretty, Victorian fireplace. The family bathroom is of Victorian style with a modern twist comprising of a slipper bath and a modern shower.













## GARDENS & SITUATION

This characterful property is set in an elevated position with views across the surrounding countryside, taking in valleys and woods, on a rural lane on the outskirts of Wadhurst.

To the front of the property is a well-maintained garden with a variety of mature shrubs. To the rear the garden features a circular patio – an ideal spot for entertaining and al-fresco dining. Steps from the patio lead you to various lawned areas, culminating in a small, wooded area with a summerhouse. This elevated position provides wonderful views encompassing an impressive vista.

Wadhurst is a popular village, voted The Sunday Times Best Place To Live 2023, with a thriving local community. The village has a plethora of shops including a supermarket, butchers and art gallery to name but a few.

The mainline train station has direct links to London making it an ideal location for those who commute. There are a host of excellent schools in the area including Uplands Academy in Wadhurst itself.





## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### 6 Fairglen Cottages, Fairglen Road, Wadhurst, TN5 6JN

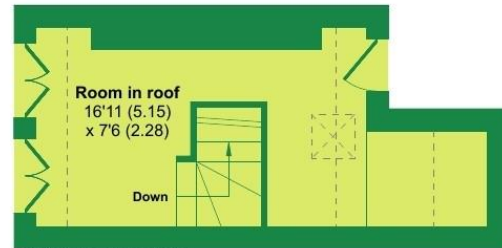
Approximate Area = 910 sq ft / 84.5 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Outbuilding = 46 sq ft / 4.2 sq m

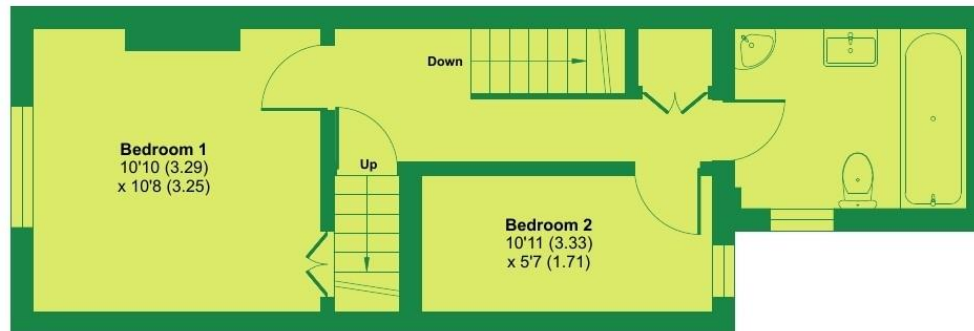
Total = 990 sq ft / 91.8 sq m

For identification only - Not to scale

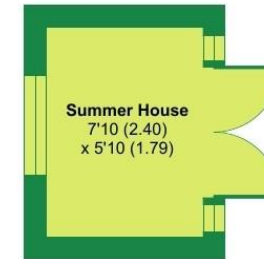


SECOND FLOOR

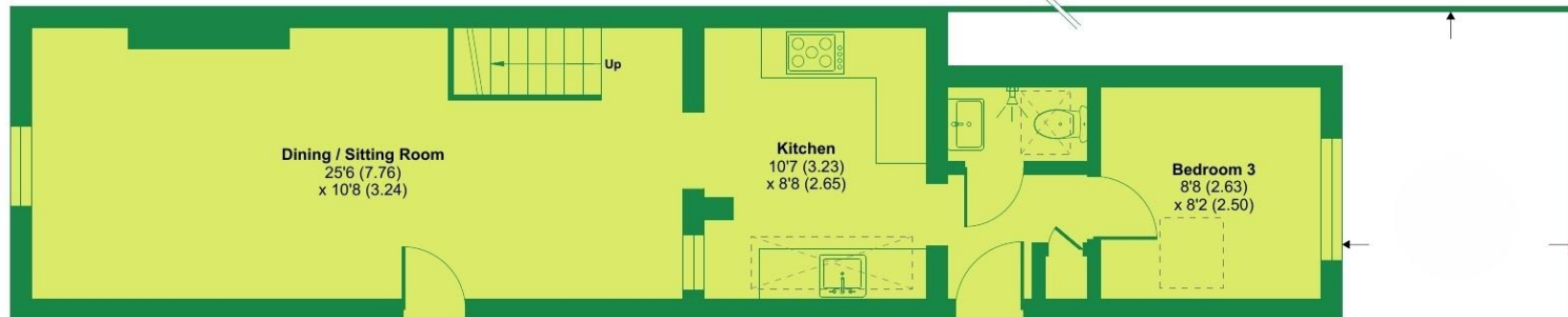
Denotes restricted  
head height



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024.  
Produced for Lambert and Foster Ltd. REF: 1196821



**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band D **EPC:** D (56)

**MATERIAL INFORMATION:** There is a right of way for the neighbouring two cottages across the rear of the property. Japanese knotweed was detected at the property. A fully paid for 5-year management was put in place 2019. Full details on request.

**FLOOD & EROSION RISK:**

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**CONSTRUCTION TYPE:** Brick elevations with slate tile roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

**Tel. 01435 873 999**

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

**Tel. 01303 814 444**

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS