



# 125

— YEARS OF —

**Lambert  
& Foster**



**OAK TREE COTTAGE**  
FAIRCROUCH LANE, WADHURST, EAST SUSSEX, TN5 6PR



**Lambert  
& Foster**

TUNBRIDGE WELLS 6 MILES | GATWICK AIRPORT 31 MILES | WADHURST STATION 1 MILE

## OAK TREE COTTAGE, FAIRCROUCH LANE, WADHURST, EAST SUSSEX, TN5 6PR

A characterful four-bedroom semi-detached family home with a covered heated swimming pool, garage and three outbuildings set in approximately 1.4 acres (TBV) of paddock and garden in semi-rural position off a quiet country road on the outskirts of the popular market town of Wadhurst.

ASKING PRICE £895,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this spacious four-bedroom semi-detached family home in a wonderful semi-rural position in Wadhurst.

The property dates to 1911 and is set over three floors and benefits from more than 1960 sq. ft. of internal living space. On the ground floor you find a porch, an open plan kitchen/dining room, a spacious sitting room, cloak room, office and utility room. On the first floor are four bedrooms, an ensuite bathroom and a family bathroom while on the second floor is a loft room/playroom with sofa bed.

Entering through the porch at the rear of the property you come to the wonderful open plan kitchen/dining room. This bright room is double aspect allowing for natural light to fill the space and has several attractive character features including wooden floorboards and exposed beams. Directly from the kitchen/dining room you enter a utility room which leads on to an office area. To the front of the house, you find a large hallway with a cloak room and two well-proportioned sitting rooms which flow into each other making for a fantastic bright and spacious family space with an open fireplace. Taking the stairs to the first floor you find four double bedrooms with the principal bedroom benefiting from a built-in wardrobe and a large ensuite shower room. There is also a large family bathroom. The top floor is the converted loft room/playroom which could be utilised for a variety of uses as required.

## OUTSIDE

The grounds of this property are a particular feature and include ample parking to the front and a garage. The formal garden is mainly laid to lawn with a variety of mature trees, shrubs and borders and incorporates a heated swimming pool with panels that open and close for all year-round use.

Adjacent to the garden is a paddock with the grounds totalling approximately 1.4 acres (TBV).

The property is approached via its own driveway.

- Four bedrooms
- Swimming pool
- Brand new Matrix sewage treatment system
- Paddock
- Semi-rural position
- Garage



## FLOORPLANS

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

### Oak Tree Cottage, Faircrouch Lane, Wadhurst, TN5 6PR



Denotes restricted  
head height

Approximate Area = 1962 sq ft / 182.2 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Garage = 150 sq ft / 13.9 sq m

Outbuildings = 184 sq ft / 17 sq m

Total = 2327 sq ft / 215.9 sq m

For identification only - Not to scale





**VIEWING:** By appointment only.

**Sussex Office:** 01435 873999.

**WHAT3WORDS:** ///TRAILS.CURTAINS.PACES

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Matrix Sewage Treatment System **Heating:** LPG 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 E **EPC:** D (62)

**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.

**PHYSICAL CHARACTERISTICS:** Brick elevations & tiled 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.



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