Holmfield Cottage

Sparrows Green, Wadhurst,
East Sussex

Green Lizard
SUCCESSFULLY SELLING HOMES

A delightful Grade II listed 4 bedroom detached cottage, providing a light and spacious living space full of character and charm, with a lovely walled garden, situated within easy walking distance of village amenities and the station. NO CHAIN.

Guide price £695,000 - £725,000 Freehold

Situation: The property is situated in a convenient location in the much sought after village of Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times. The bustling High Street includes an excellent range of shops and services for everyday needs including a Jempson's Local store, cafes, butcher, pharmacy, post office, bookshop, art gallery, florist, wine bar, public houses, as well as a doctor's surgery, dentist, nursery, 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. There is a regular bus service to Tunbridge Wells and the station and 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: Holmfield Cottage is a very pretty Grade II listed detached cottage with brick and tile hung external elevations beneath a tiled roof, providing a light, spacious and flexible living space, full of character, with period features throughout, that has been well maintained by the current owner and now offers excellent scope for some general updating and improvement.

Arranged over three floors, the accommodation includes on the ground floor; a spacious entrance hall, a charming sitting room with a feature inglenook fireplace and french doors leading to a conservatory with french doors to the garden, a dining room with a feature curved brick fireplace with a mantle over leading through to a kitchen with a range of wood fronted wall and base units with a laminate work surface over and tiled splashbacks, a gas Aga, a gas hob with an oven beneath, space and plumbing for a dishwasher and washing machine and space for a large fridge/freezer, a rear lobby with a door leading to the garden, access to a good-sized and useable cellar and a cloakroom.

On the first floor there is a master bedroom with fitted wardrobes and a good-sized en-suite shower room, two further bedrooms (a double with a fitted wardrobe and a wash basin and a single) and a family bathroom.

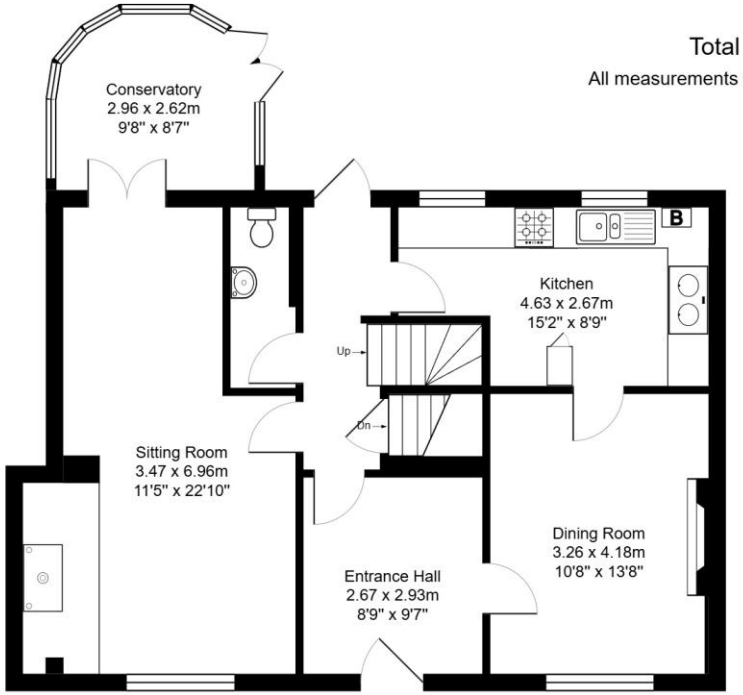
On the second floor there is a further bedroom with two loft rooms either end, which provide useful options including excellent storage.

Outside, the gardens are a real feature of the property. To the front there is a large area of garden which is mainly laid to lawn with mature borders with a variety of plants, shrubs and small specimen trees with mature hedging on all sides. There is a path leading to the front door and a drive which provides parking for several cars which leads to a useful garage. A covered walkway with a gate leads to the lovely private rear walled garden, which is mainly laid to lawn with various borders with mature plants and shrubs. There is a good-sized terrace to the rear of the cottage which is ideal for outdoor entertaining and for enjoying the garden. There is also a greenhouse.

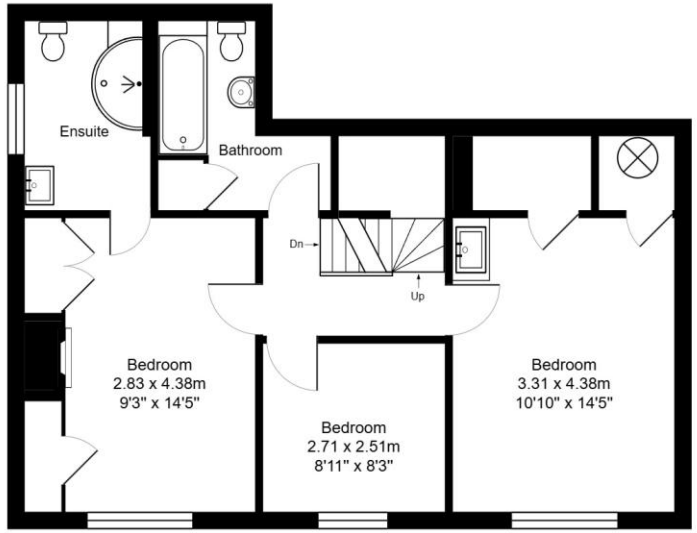
Services: Mains water and electricity. Gas central heating
Local Authority: Wealden District Council (01892) 653311
Current council tax band: F (£3896.50 per annum)
Current EPC Rating: Exempt
Property address: Holmfield Cottage, Sparrows Green, Wadhurst, East Sussex TN5 6SJ

Total Area: 198.0 m² ... 2131 ft²

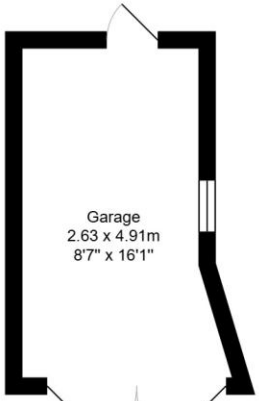
All measurements are approximate and for display purposes only.



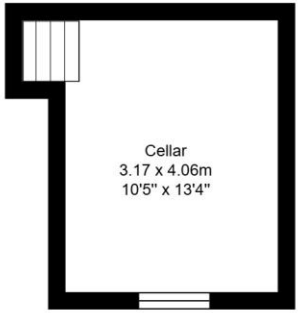
Ground Floor
Area: 76.6 m² ... 825 ft²



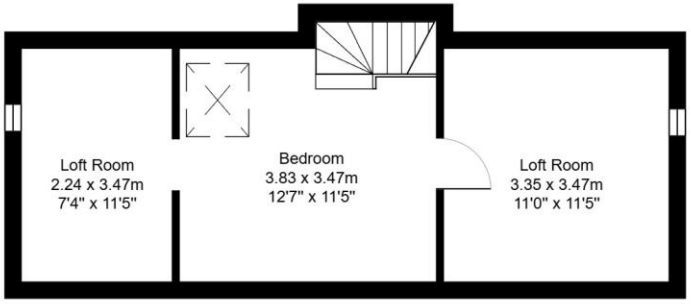
First Floor
Area: 60.3 m² ... 649 ft²



(Not shown in actual location)
Area: 13.3 m² ... 143 ft²



Basement
Area: 13.5 m² ... 145 ft²



Second Floor
Area: 34.3 m² ... 369 ft²

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.

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