

Connells

Fairview Cottages Balaclava Lane
Wadhurst

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Wadhurst TN5 6EQ

for sale
£400,000







Property Description

Connells are delighted to bring to the market this immaculately presented three-bedroom Victorian cottage, situated along a quiet country lane on the edge of the highly sought-after village of Wadhurst.

Enjoying beautiful countryside views, a south-facing tiered courtyard garden and off-street parking for two vehicles, this charming home perfectly blends period character with modern living.

The accommodation extends to approximately 981 sq. ft. and has been thoughtfully updated throughout. The ground floor comprises a bright sitting room with an attractive bay window and a stunning open-plan kitchen/dining room, ideal for both everyday living and entertaining.

The first floor offers two well-proportioned bedrooms and a stylish recently renovated shower room, whilst the impressive principal bedroom occupies the entire second floor, creating a wonderful private retreat with far-reaching rural views.

Perfectly positioned for village life, this delightful cottage offers a rare opportunity to enjoy a peaceful countryside setting whilst remaining within easy reach of local amenities, excellent schools and mainline rail connections to London. Early viewing is highly recommended.

Ground Floor

Lounge

Kitchen/Dining Room

First Floor

Bedroom One

Bedroom Two

Bathroom

Second Floor

Bedroom Three

Restricted Head Heigh

Location

Wadhurst also offers Churches of various denominations within a good and strong community. Socially, there are numerous options including Period Inns, Gastro Pubs, Restaurants, Cafes, an Art Gallery and various other Societies and Clubs.

For shopping, there are two excellent local supermarkets (one with a post office), a small Morrisons, a petrol station and a dental practice within walking distance, - a chemist, a delicatessen, a florist, hairdressers, beauty therapists, a book shop, a small library and high quality gift shop and ladies' outfitters. Additionally, Wadhurst has a very good local doctor surgery and dental practice.

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, football, an excellent children 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 Bewl Water Reservoir which offers sailing and other outdoor pursuits.

Approximately six miles North of Wadhurst lies the charming Spa town of Royal Tunbridge Wells, known for its excellent shopping and picturesque regency-style paved Pantiles area, theatres and various other leisure facilities. This town also boasts highly successful grammar schools.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent's Note

Please note this is a corporate instruction and as such the property is to be marketed as seen. Buyers should be aware there is limited information with regards to the property information








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Total floor area 91.1 m² (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL407041

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.