



# 7 Fairglen Cottages

Wadhurst, East Sussex, TN5 6JN

Batcheller  
Monkhouse

Our Corner of England

# 7 Fairglen Cottages

A well presented end of terrace two bedroom cottage situated in a delightful semi-rural location on the fringes of Wadhurst, with landscaped terraced garden and enjoying neighbouring countryside views.

## Ground Floor

- Sitting Room
- Dining Room
- Kitchen

## First Floor

- Two Bedrooms
- Family Bathroom

## Outside

- Mature Garden
- Home Office/Studio



## DESCRIPTION

7 Fairglen Cottages is a charming two bedroom end of terrace cottage with elevations in brick beneath a tiled roof. There is gas fired central heating and double glazed UPVC windows.

The main features of the property include:

- From the **entrance hall** stairs rise to the first floor.
- The **sitting room** is positioned to the front of the cottage with a double glazed window and is finished with solid wooden flooring. There is a Victorian style open fireplace with wooden painted surround and attractive tile insets, together with a slate hearth; built-in cupboards and deep shelving to one side.
- The **dining room** is finished with solid wooden flooring, has good ceiling height and a useful understairs storage cupboard; recessed wood burner and double glazed window looking across the rear terrace.
- Opening through to a beautifully fitted Howdens **kitchen** with quarry tiled flooring, shaker style base units complemented by quartz worktops and textured tiled splashbacks. There is an integrated fridge/freezer, microwave, Bosch induction hob, Neff oven and slimline dishwasher; butler sink and space for washing machine/dryer. Door leads directly out to the garden.
- On the first floor there are **two bedrooms**, the **principal bedroom** is positioned to the front of the cottage and benefits from the wonderful countryside and woodland views. Fitted with a wardrobe cupboard and deep drawers, together with a built-in half-cupboard; attractive feature fireplace.
- The **family bathroom** is beautifully finished with limestone tiling, spa bath with Lusso Stone over head waterfall shower and oval hand wash basin on a free standing cabinet; WC. Double glazed window to the rear and underfloor heating.

## OUTSIDE

To the front of the cottage is a small, well planted and manageable garden; brick pathway leads to the rear gate.

To the rear of the house there is a raised stone paved terrace with a mature framed border incorporating lavender and sage and the remainder of the garden is beautifully landscaped with terraced sections accommodating a number of acers, mature wisteria, clematis and roses. At the top of the garden there is an excellent **studio/home office** with power and broadband.



## AMENITIES

**Local:** 7 Fairglen is situated on the fringes of Wadhurst village (1.8 miles) offering a selection of local shops including a butcher, greengrocer, delicatessen, post office, library, chemist, local supermarket, cafes and pubs.

**Towns:** Tunbridge Wells (6 miles) with an extensive range of shopping and recreational facilities.

**Transport:** Wadhurst station (1.4 miles).

**Schools:** The area is well served by favoured schools including Wadhurst Primary School, Stonegate Primary School and Uplands Community College. Also the well regarded Grammar Schools in Tunbridge Wells and Tonbridge are within easy reach by train from Wadhurst. Independent schools in the area include Sacred Heart (Wadhurst), Marlborough House (Hawkhurst), Mayfield Girls School, Tonbridge School and Sevenoaks School.

**Leisure:** Bewl Reservoir for walking, bike riding and sailing. Bedgebury Pinetum for walking and bike riding.

## DIRECTIONS

From Durgates in Wadhurst, proceed in a westerly direction on the B2100 Mayfield Lane for approximately 2 km and then take the right hand turning into Fairglen Road where number 7 will be found after a short distance on the right hand side.

**What3Words:** ///fires.trickle.somewhere

### Additional Information

**Local Authority:** Wealden District Council. 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** All mains services connected

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX245081

**EPC:** EPC rating D

**Council Tax Band:** D



# GUIDE PRICE £370,000

## Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle  
01424 775577  
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Haywards Heath  
01444 453181  
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Pulborough  
01798 872081  
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01892 512020  
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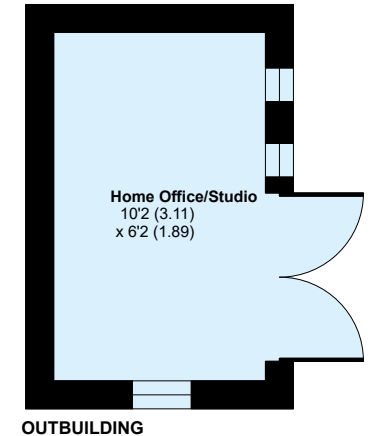
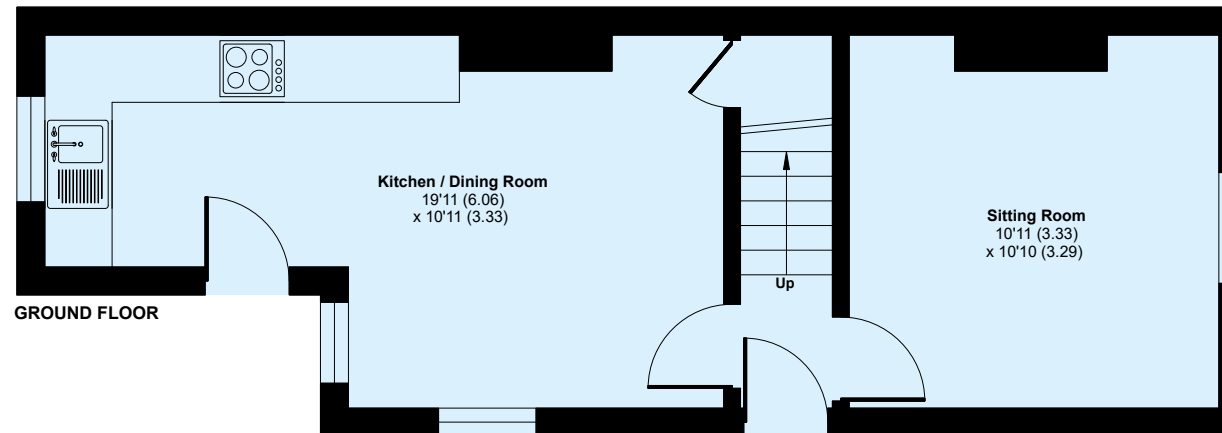
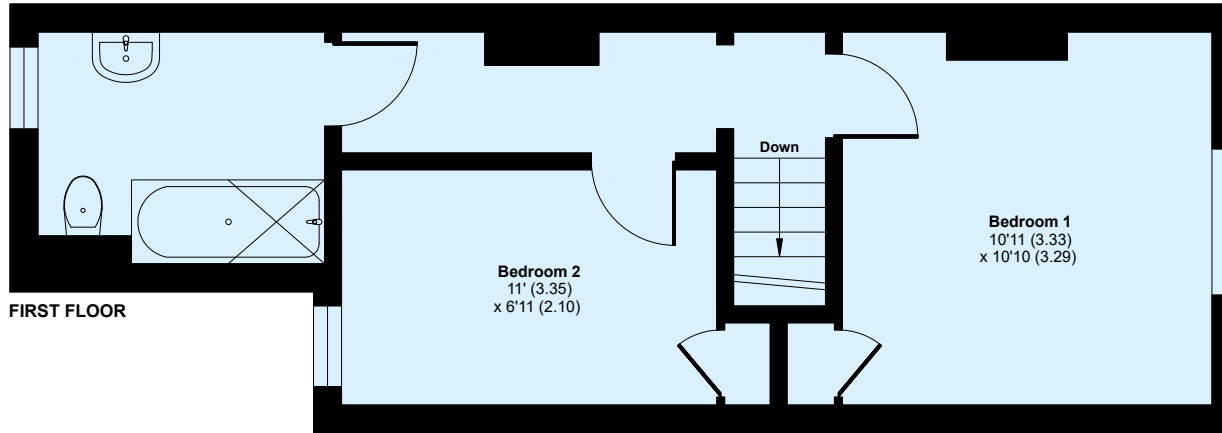
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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

Approximate Area = 678 sq ft / 62.9 sq m  
Home Office/Studio = 63 sq ft / 5.8 sq m  
Total = 741 sq ft / 68.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Batcheller Monkhouse. REF: 1196454

