



**2 GLOUCESTER COTTAGES**  
SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST  
EAST SUSSEX TN5 6TG



**Lambert  
& Foster**

WADHURST STATION 1.3 MILES | TUNBRIDGE WELLS 6.6 MILES | GATWICK AIRPORT 29.4 MILES

## 2 GLOUCESTER COTTAGES, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, EAST SUSSEX, TN5 6TG

Charming Grade II listed terraced cottage with character and period features nestled in the desirable area of Sparrows Green.

GUIDE PRICE £365,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this charming Grade II listed terraced cottage with character and period features nestled in the desirable area of Sparrows Green, Wadhurst.

A welcoming space accessed via a small porch, the lounge is the heart of the home, featuring a traditional inglenook fireplace and beautiful wooden floors. The room flows naturally into the kitchen, providing a comfortable and characterful living environment. The recently refurbished kitchen is a stylish and practical space, featuring butcher block worktops, a Butler sink, a walk-in pantry, and a beautifully detailed terracotta tiled floor, which adds warmth and charm.

Wooden stairs lead to the main bedroom, a family bathroom, and a small nursery or office. A further staircase ascends to a second bedroom, offering views to the front.

A lawned front garden with a shared path to the neighbouring property provides a welcoming frontage.



## DESCRIPTION

The rear brick courtyard is home to two traditional brick outbuildings. One was the former outside loo/privy and offers potential (subject to planning) to convert into a home office, laundry room, or additional utility space. The second outbuilding serves as a workshop/garden shed, ideal for hobbies, storage, or gardening enthusiasts.

Located in the highly sought-after Sparrows Green area, the property is within walking distance of Wadhurst village centre, offering shops, cafes, and amenities, as well as the mainline railway station with direct links to London.  
Bullet point one

- Two double bedrooms
- Garden to front and rear
- Two outbuildings
- Walk to shops and station
- Nursery/office
- Village location





## FLOORPLANS

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

# 2 Gloucester Cottages, South View Road, Sparrows Green, Wadhurst, TN5 6TG



Denotes restricted head height

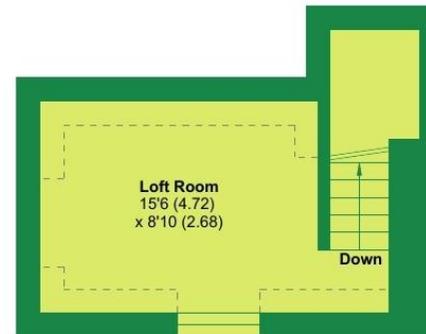
Approximate Area = 785 sq ft / 72.9 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Outbuildings = 155 sq ft / 14.3 sq m

Total = 967 sq ft / 89.7 sq m

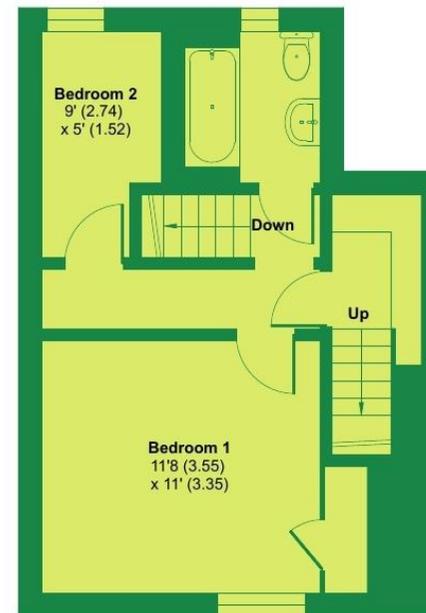
For identification only - Not to scale



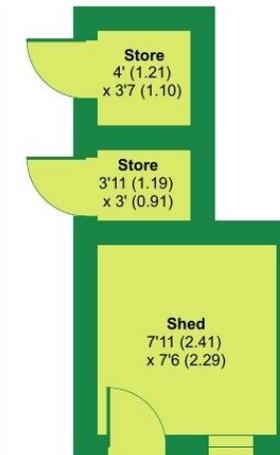
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR





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

**WHAT3WORDS:** ///REGULATES.GOBBLER.BASELESS

**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 C **EPC:** N/A

**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.

**RIGHT OF WAY:** Over front and back garden for neighbour

**PHYSICAL CHARACTERISTICS:** Brick and tiled elevations with 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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](http://propertymark.co.uk) | [naea](http://naea.co.uk) | [propertymark](http://propertymark.co.uk)

PROPERTY PROFESSIONALS FOR 125 YEARS