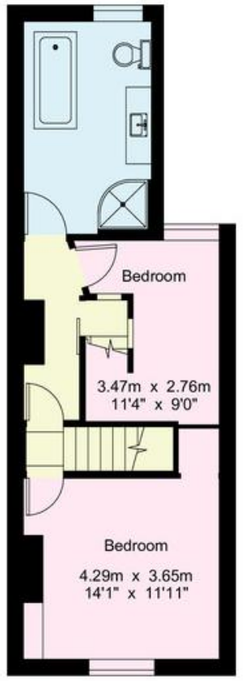
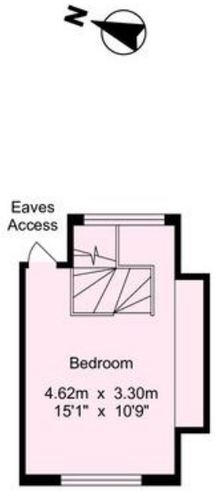


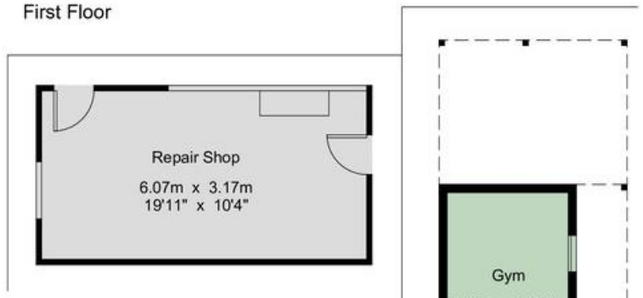
Ground Floor



First Floor

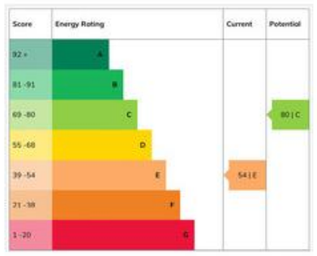


Second Floor



11 Pendril Place

House - Gross Internal Area : 92.0 sq.m (990 sq.ft.)
Outbuildings - Gross Internal Area : 30.8 sq.m (331 sq.ft.)



SUMNER PRIDHAM

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



11 Pendril Place

Cockmount Lane, Wadhurst, TN5 6UE

SUMNER PRIDHAM

A significantly improved and remodelled Victorian terraced house with accommodation arranged over three floors, benefiting from a large private garden and two useful outbuildings. Within walking distance of Wadhurst centre and mainline station.

Endosed Porch, Open Plan Sitting/Dining Room, Fitted Kitchen, 3 Bedrooms, Bath/Shower Room, Gas Fired Central Heating, Double Glazed Windows, Outbuilding with Utility Area/WC, (potential Home Office), Second Outbuilding utilised as Repair/Workshop with power, Large Garden, Off Road Parking.

Guide Price £440,000 - £455,000 Freehold





11 Pendril Place, Cockmount Lane, Wadhurst, East Sussex, TN5 6UE







Property Description

♦A beautifully presented and significantly improved three bedroom Victorian terraced house.

♦The well-judged improvements indude open plan living on the ground floor, a 'Wren' fitted kitchen with stunning oak worktops and ♦ French doors leading out to the garden.

♦The large well established garden with lawns and outbuildings enjoys a high degree of privacy.

♦Excellent location for those wishing to be dose to countryside yet within walking distance to the centre of the highly regarded Wadhurst town and mainline station.

♦Endosed porch provides useful space for coats and shoes.

♦The combined open plan sitting/dining room creates a sense of space and light enhanced by large window with views of the garden, 'limestone' tiled floor and attractive fireplace surround with fitted wood burning stove.

♦'Wren' fitted kitchen is enhanced by stunning solid oak work surfaces arranged over two walls with a comprehensive range of cupboards, saucepan drawers, pull-out racks and ceramic sink and drainer.

♦Appliances indude a Kenwood five gas burner range cooker with electric oven with stainless steel hood extractor above, tall fridge, separate freezer and dishwasher.

♦A light room enjoying a dual aspect with large window to the side and French doors out to the garden.











♦Staircase leads to the first floor landing.

♦Double bedroom 1 to the front with full width wardrobe cupboard with hanging rail and pull-out dothes racks, double glazed window to the front.

♦Large luxuriously appointed bath/shower room with stand alone bath, chrome towel rail, low-level WC, shower cubide, upstand washbasin on solid wood furniture which incorporates cupboards and drawers, window to the rear.

♦Bedroom 2 with double glazed window to the rear and fitted store cupboard.

♦From the landing a staircase leads to the second floor.

♦Double bedroom 3 enjoys a dual aspect outlook with far reaching views to the front and a built-in wardrobe cupboard.

Outside

♦Front - Useful off road parking with brick paved drive.

♦Rear - Access from the kitchen to a paved courtyard endosed by an attractive outbuilding incorporating a utility area with fitted shelves, plumbing for washing machine and space for further domestic appliances. Low-level WC.

♦Potential to upgrade to a home office and fitted with its own consumer unit.

♦Covered path to the side leads to the main garden, well-established with a large area of lawn, mature and specimen trees and a designated BBQ and deck area to capture the sun.

♦A useful sized repair/workshop with power and light connected.

Location

♦Located dose to countryside and within walking distance to Wadhurst town centre which has been named the best place to live in the UK in 2023 by The Sunday Times. In the artide published in March 2023 it states 'offering pretty much everything needed for modern life - in miniature. There are good schools, convenient transport links, an amazingly well-appointed high street and, of course, stunning scenery.'

♦Wadhurst mainline station is 1.2 miles.

♦Sparrows Green Recreation Ground with tennis dub, football and children's playground is within walking distance.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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