



**7 Deepdene**  
Wadhurst, East Sussex

A well presented and spacious detached 3-bedroom bungalow, offering scope for enlargement, situated on a good-sized plot in a quiet and elevated semi-rural position on the outskirts of the village with views over surrounding countryside.

## Guide price £560,000 Freehold



**Situation:** The property is situated on a quiet residential no-through road on the edge of the much sought after village of Wadhurst. The High Street is approximately a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre. There is also a Co-op local convenience store within easy reach at Sparrows Green.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, provides many public footpaths 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:** Built in the 1970s, the property is a detached bungalow providing well-proportioned and spacious accommodation, which also offers scope for remodelling the living space to through conversion of the integral garage, if required.

The property has external elevations of brick with some UPVC cladded detailing beneath a tiled roof and benefits from double glazed windows and doors throughout, plenty of storage, good-sized landscaped gardens, off road parking and an integral garage.

Arranged over one level, the accommodation opens into a generous hallway with cloakroom and double bedroom to the front. There is a sliding glazed door leading to a well-appointed kitchen, which has an extensive range of gloss white wall and base units with an extended area to one end providing plenty of space for a table and access to both the front and rear gardens. The garage is accessed from the hall and has an electric door and plumbing and space for a washing machine and tumble dryer. There is a very good-sized sitting/dining room to the rear of the property that extends to over 20ft with an attractive feature fireplace and French doors leading out to an elevated terrace, which has a lovely outlook of the garden. Off the sitting room is a small lobby area leading to the main bedroom, family bathroom and further bedroom/study – the main bedroom has built in cupboards and an outlook of the garden.

Outside to the front, there is a block paved driveway providing parking for three cars and a single garage. There are front gardens laid to lawn with mature shrubs and a path leading to the front door and a side gate to the rear garden. The rear garden is a real feature of the property and has been landscaped with a large terrace, ideal for outdoor entertaining, and planted with mature shrubs and plants. Steps lead down to a further secluded area of garden, which is laid to lawn with flower borders and a mature weeping willow. There is also a useful, large storage area underneath the raised terrace and side access to the front of the house.

**Services:** Mains water and electricity. Gas-fired central heating.

**Local authority:** Wealden District Council (01892) 653311

**Property address:** 7 Deepdene, Wadhurst, East Sussex TN5 6EL

**EPC rating:** D

**Council tax rating:** Band E (£2,827.44 per annum)

01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

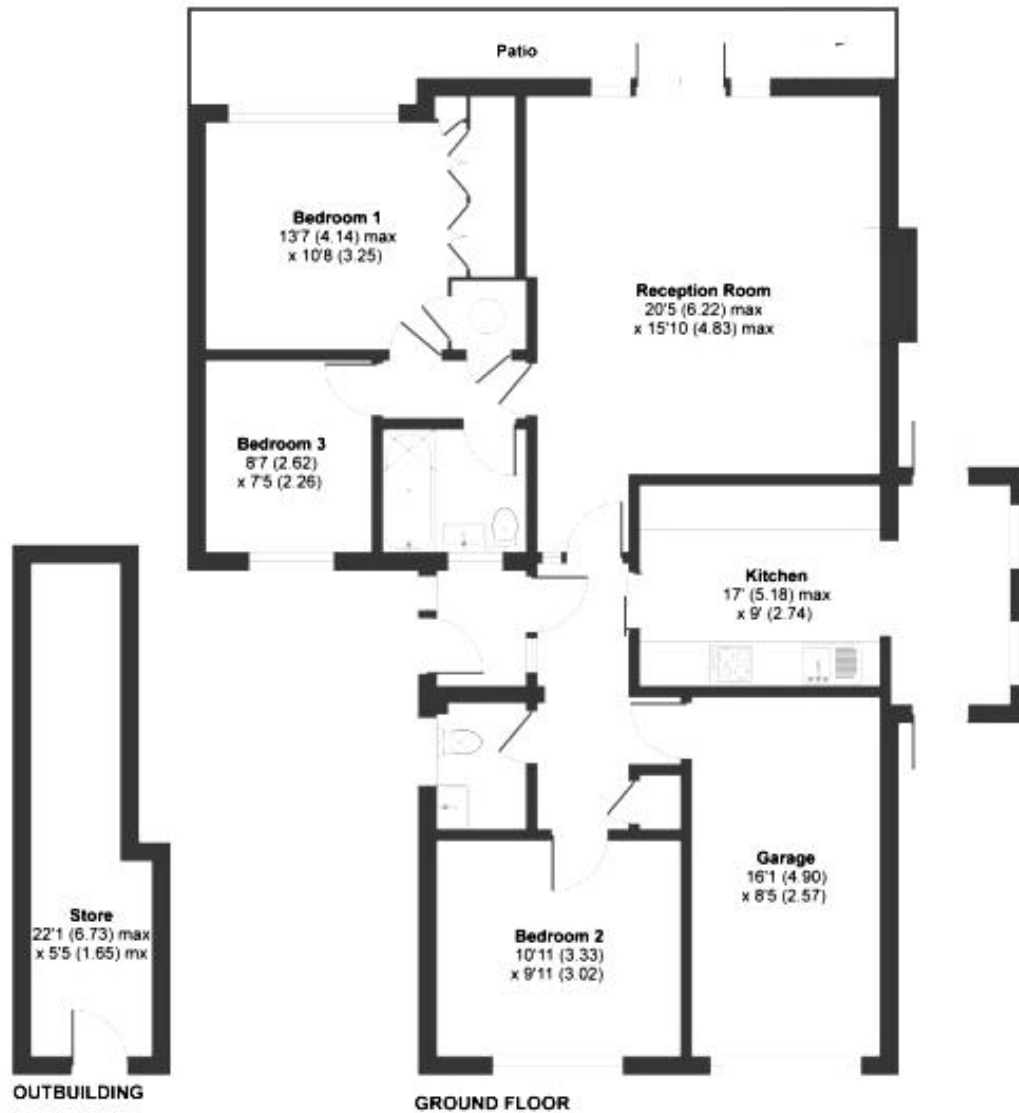


Approximate Area = 1099 sq ft / 102 sq m (includes garage)

Outbuilding = 101 sq ft / 9 sq m

Total = 1200 sq ft / 111 sq m

For identification only - Not to scale



**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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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)