



Plot 7

7 Scots Pine Grove, Wadhurst, East Sussex

A beautifully appointed brand new 3 bedroom semi-detached house of approximately 1,095sq.ft built and finished to a high standard and set within a small development in a quiet position on the edge of the village.

Guide price £475,000 Freehold

Situation: The property is situated within a small development of just 21 homes in a quiet and sought after position on the edge of the village within easy walking distance of local amenities and just under a mile from the High Street. Voted the best place to live in 2023, Wadhurst offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, 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 convenience store within a few minutes' walk.

For the commuter, Wadhurst mainline station is approximately 1¼ 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 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 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 Pantiles, Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty 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: Plot 7 is a most attractive semi-detached house built and finished to an exacting standard by Greymoor Homes.

The house has been built with traditional tile hung and brick external elevations beneath a tiled roof, which harmonises seamlessly with the natural surroundings, and provides all the benefits of a new home, seamlessly combining contemporary style with traditional design and quality fittings. The house offers a comprehensive interior specification, which includes luxury fitted kitchens and bathrooms.

There is a spacious entrance hall with doors leading to a wc, a kitchen/dining room and a living room with French doors leading out to a private garden. The kitchen has everything required for modern day living with an extensive range of contemporary wall and base units, Quartz work surfaces, integrated Bosch appliances, and there is plenty of space for a dining table. The staircase, with oak handrail, leads to a light and spacious landing and access to three bedrooms (two doubles and a single). Two of the bedrooms have fitted wardrobes, the main bedroom has an ensuite shower room and there is also a well-appointed family bathroom.

Outside, a paved driveway provides parking for two cars with a gate giving access to the rear garden, which is laid to lawn and has a paved terrace, which ideal for outdoor entertaining. The garden is fully fenced and there is also a garden shed.

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

EPC rating: B

Local authority: Wealden District Council (01892) 653311

Property address: 7 Scots Pine Grove, Wadhurst, East Sussex TN5 6TZ

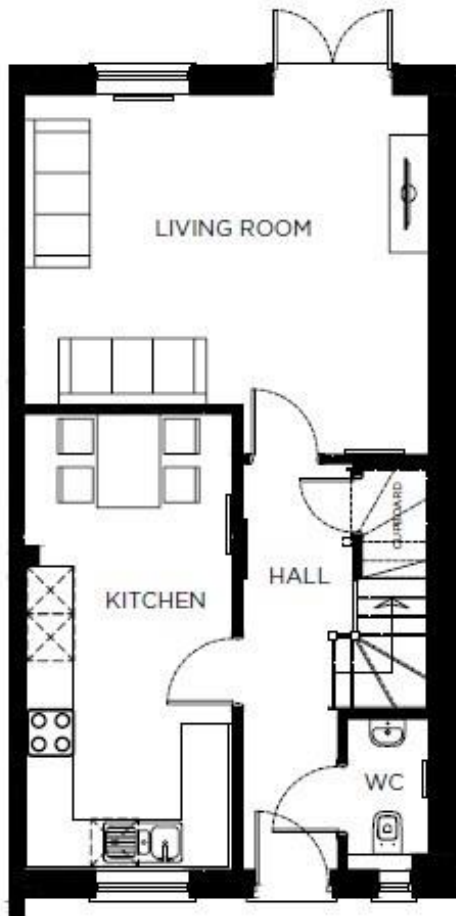


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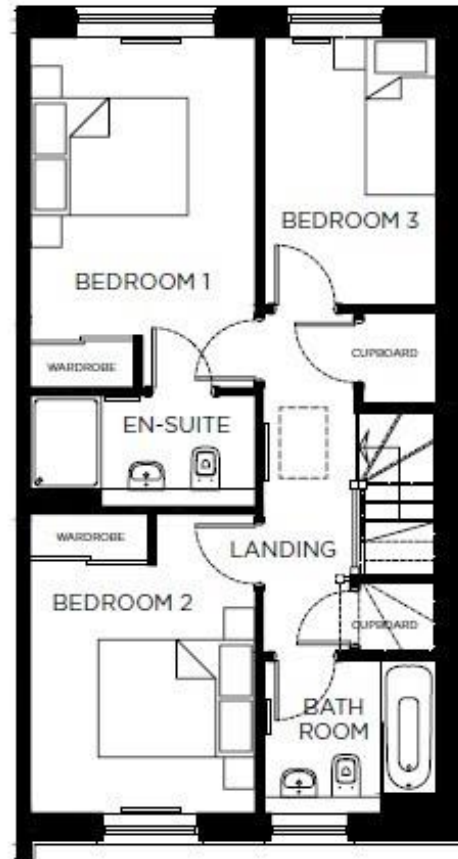
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Approximate internal floor area: 1,095 sq.ft / 101.8 sq.m

For layout guidance only



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- **Living Room:**
5163 x 4586 (16'11" x 15'1")
- **Kitchen / Dining Room:**
2675 x 5809 (8'9" x 19'1")
- **Bedroom 1:**
2863 x 4454 (9'5" x 14'7")
- **Bedroom 2:**
2863 x 3801 (9'5" x 12'6")
- **Bedroom 3:**
2187 x 3400 (7'2" x 11'2")

Dimensions shown in mm & ft/in

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.

Design and specifications

EXTERNAL

- Paved driveway to rear of property with parking for two cars
- Paved terrace and path to rear garden
- Turfed lawn to rear garden, timber shed and fenced with gate to parking
- External water tap
- External lighting

WINDOWS AND DOORS

- Traditional white UPVC casement windows
- Traditional black composite front door with chrome ironmongery
- White UPVC French doors to living room

KITCHENS

- Contemporary kitchen soft close doors and drawers
- Quartz worktops and sink drainer
- Matt black 3 in 1 hot tap
- Concealed LED lighting
- Fully integrated Bosch appliances including induction hob, single oven / compact oven with microwave, fridge freezer, dishwasher, washer / dryer
- Integrated extractor hood
- Slimline wine cooler

BATHROOMS AND ENSUITES

- Contemporary white Duravit sanitary ware with vanity units
- Matt black Vador mixer taps and shower fittings
- Ceramic wall and floor tiling

INTERIOR FINISHES

- Outstanding decorative finish throughout (painted white)
- Pre-finished doors throughout with satin nickel door handles
- White satin wood balustrades with traditional oak handrail to staircase
- A combination of Amtico floor finishes to ground floor wood, carpet on stairs, landing and bedrooms and ceramic tiling to bathrooms

HEATING, SECURITY, LIGHTING AND POWER

- Energy efficient boiler
- Underfloor heating throughout ground floor, radiators to upper floors, with heated towel rails in bathrooms
- Extractor fans to bathrooms
- LED downlighters in kitchen, bathrooms and hallway
- BT Fibre points installed in living room and main bedroom
- USB charger sockets installed in main bedroom

AFTERCARE

- 10-year new home LABM Warranty
- Full comprehensive home user manual

SCOTS PINE GROVE ESTATE

- Landscaped communal grounds
- Tarmac roads with parking bays, road signposting and lighting





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