



The Winnats
Wadhurst, East Sussex

A beautifully presented detached 3-bedroom family house with south facing gardens of approximately a third of an acre, situated in a quiet and elevated semi-rural position on the edge of the village with far reaching views.

Guide price £895,000 Freehold

Situation: The property is situated in an elevated position on a quiet lane on the outskirts of Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is approximately 1¼ miles distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, 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.

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 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, 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: The Winnats is a detached house built in 1949 with brick and tile-hung external elevations beneath a tiled roof and double-glazed windows and doors. The house provides spacious and flexible accommodation of approximately 1,716sq.ft/159.4sq.m and benefits from lots of natural light and from enjoying a lovely outlook from most of the rooms, as well as offering excellent scope to extend the first floor to the rear (subject to the necessary consents).

The accommodation is arranged over two floors and includes an attractive oak framed storm porch with a front door leading to a spacious entrance hall with oak flooring leading to: a cloakroom/shower room, a good-sized, double aspect sitting room with a bay window overlooking the front garden, parquet flooring and an attractive fireplace fitted with a wood burner; a well-appointed kitchen/breakfast room, which has an extensive range of shaker style wall and base units with quartz work surfaces, a range cooker and is open plan to a light and airy family room, which has two sets of bi-folding doors leading out to the garden, plenty of space for a large table and sofas. There is also a study area with built in shelves and a door leading to a dining room with a bay window overlooking the garden. On the first floor there are three double bedrooms and a well-appointed family bathroom, which all enjoy a lovely outlook.

Outside, the property has a gravel driveway providing plenty of parking and leading to a single garage (currently used as a home gym) with an attached utility room. The front gardens are laid to lawn with mature shrubs and hedges. Gates on both sides of the house give access to the rear garden with doors leading to the kitchen and to the utility room. The private rear garden is a real feature of the property, being south facing and having a good-sized terrace, a well-kept lawn and being planted with an abundance of mature shrubs and plants. There is a large garden shed, vegetable garden and the garden is bordered with mature mixed hedging.

Services: Mains water and electricity. Gas central heating

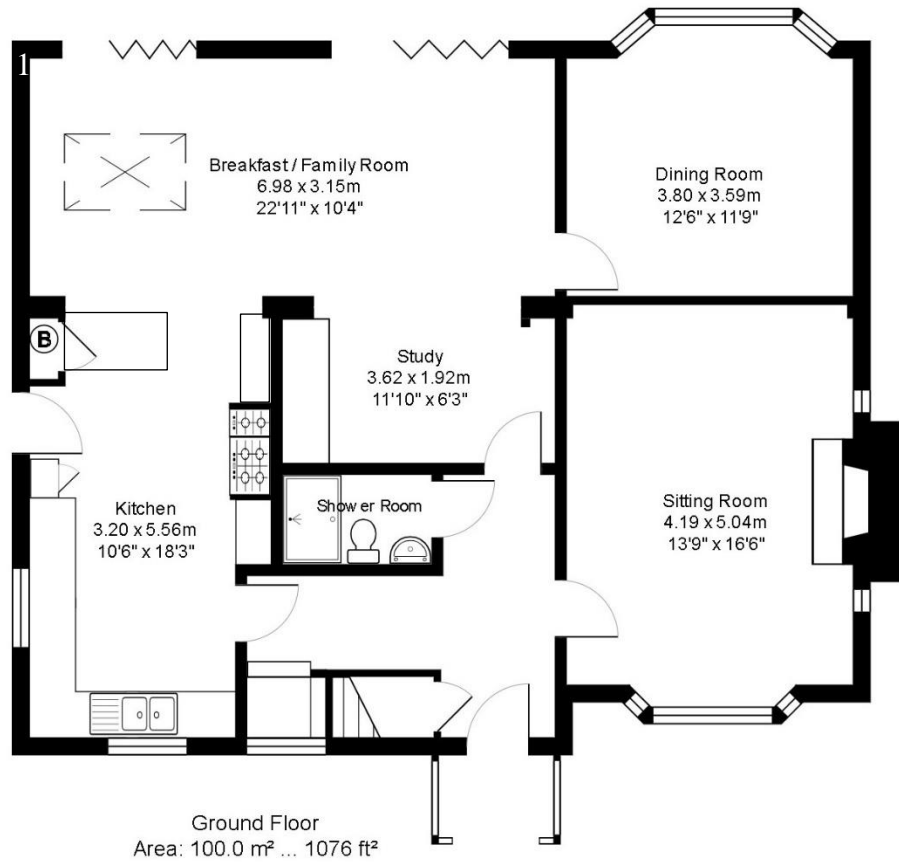
Local Authority: Wealden District Council (01892) 653311

Current council tax: G (2024/25 - £4,040.51)

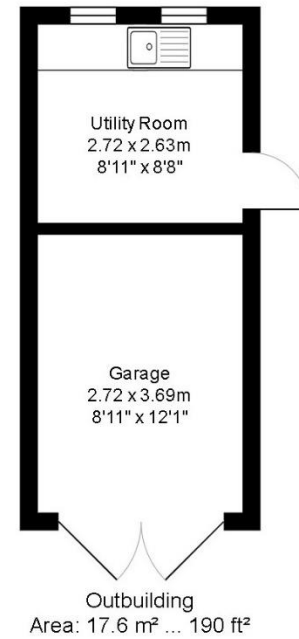
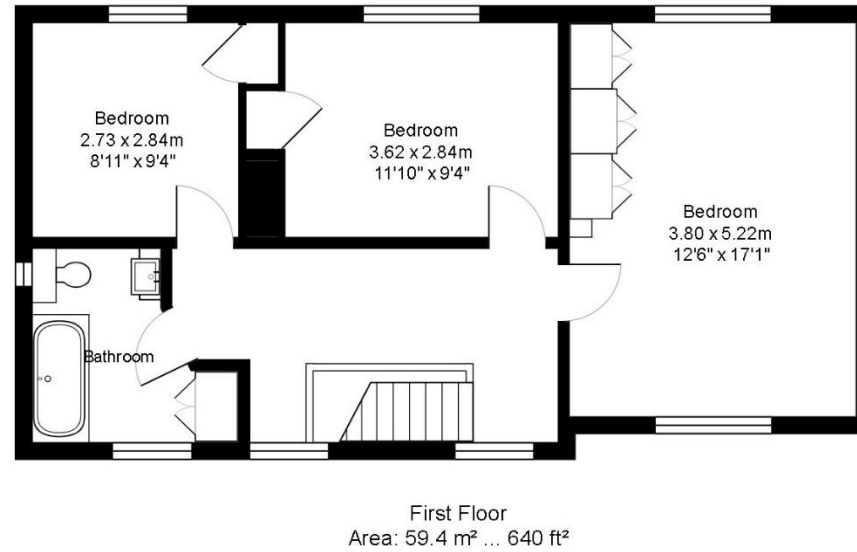
Current EPC rating: C

Property address: The Winnats, Balaclava Lane, Wadhurst, East Sussex TN5 6EH





Total Area: 177.0 m² ... 1906 ft²
All measurements are approximate and for display purposes only



Important notice:

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