



Enderby

Old Station Road, Wadhurst,
East Sussex

An attractive and well-presented detached 5-bedroom 1930s house of approximately 2,039sq.ft with a private west facing garden, situated in a quiet and much sought after location within walking distance of village amenities.

Guide price £950,000 Freehold



Situation: The property is situated in a sought-after position in a quiet residential area of Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is approximately ¼ miles distant and offers an excellent range of shops and services for everyday needs including a Jemson'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 1 mile 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 Southeast, where a wide range of water sports can be enjoyed.

Description: Enderby is a detached period house with brick external elevations beneath a slate tiled roof and double-glazed windows and doors throughout. Originally single storey, the property has been significantly updated, remodelled and refurbished by the current owners over the last 17 years, including a recent second floor conversion to provide two very large bedrooms and a family shower room. The house provides spacious and flexible accommodation of approximately 2,039sq.ft/189sq.m and benefits from period features including wonderful high ceilings and has lots of natural light with large double glazed sash windows.

The accommodation includes a spacious and airy reception hall with lovely solid oak flooring leading to: a well-appointed bathroom/wet room with tiled flooring, underfloor heating and a large shower and bath; a double bedroom with a pair of sash windows to the front and an ensuite shower room; stairs lead to the first floor and doors lead to a large, double aspect kitchen/dining room, which extends to 28ft and has an extensive range of contemporary oak framed wall and base units with polished stone work surfaces, a range cooker with Bosch extractor and double ovens, space for an American fridge/freezer and appliances, a side door and French doors leading out to the garden, and plenty of space for a large table and sofas. There is a well-proportioned sitting with oak flooring, windows overlooking the garden and a fireplace fitted with a wood burner, and there is also a further double bedroom and single bedroom/study. On the first floor there is a spacious landing leading to two large double bedrooms and a well-appointed shower room, which all enjoy a lovely outlook to the rear.

Outside, the property has an in and out tarmac driveway providing plenty of parking with two pairs of gates. To the side of the property are doors leading to a car port (currently used as storage). To the rear, there is a private west facing garden with a terrace, which runs along rear of the property and provides excellent space for entertaining. A gate gives access to the side of the property and a car port/storage area and there is also an outbuilding (formerly a garage) to the side of the house. Steps from the terrace lead down to a generous sized lawn with a further terrace, and there is a variety of mature shrubs and trees. The garden is bordered with hedging and fencing and there is a summerhouse with power connected and a hot tub.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

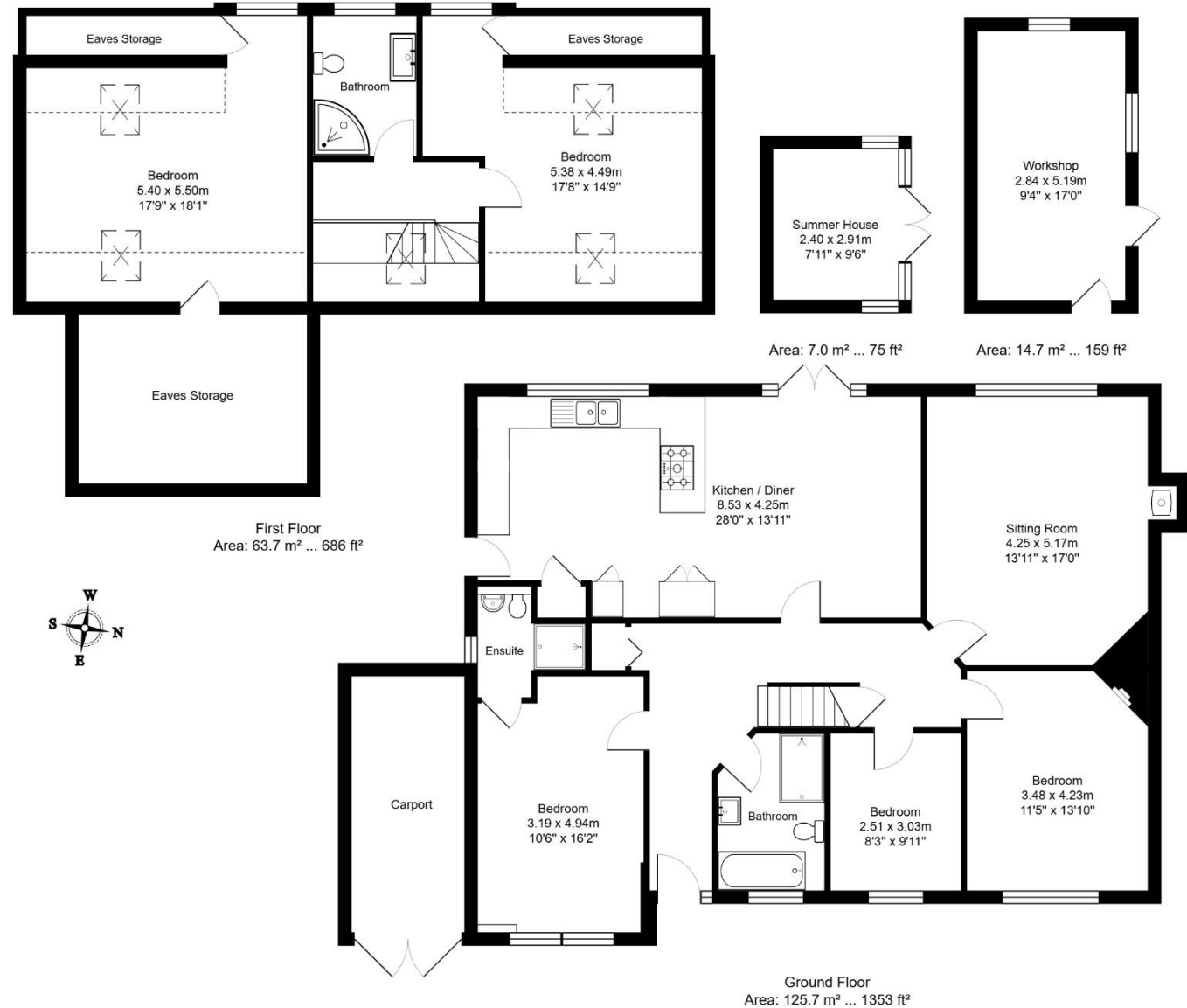
Current council tax: F (2024/25 - £3,501.76)

Current EPC rating: C

Property address: Enderby, Old Station Road, Wadhurst, East Sussex TN5 6UA

01892 786720 www.greenlizardhomes.co.uk

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



Total Area: 189.5 m² ... 2039 ft² (excluding eaves storage, workshop, summer house, carport)

All measurements are approximate and for display purposes only.

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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