



4 Buckhurst Place
Buckhurst Lane, Wadhurst

An attractive, substantial and beautifully presented 6-bedroom house of approximately 3,510sq.ft, situated off a quiet country lane within in a small, private development within easy reach of village amenities and the station.



Situation: The property is situated in a peaceful location off a quiet country lane on the rural outskirts of Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is about 2¾ 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, 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 within 1½ mile and provides a regular service to London Charing Cross/Cannon Street in about an hour. There is also a regular bus service and the A21 is within easy reach and links with 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 about 7 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 enjoys excellent walking with local 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 2004 and forming part of a small and exclusive development of just seven properties, 4 Buckhurst Place is a most attractive and immaculately presented detached house, providing a spacious and flexible living space over three floors of approximately 3,510sq.ft/382sq.m, and benefits from a private west facing walled garden, plenty of parking and a double garage.

Externally the elevations are brick and tile hung beneath a tiled roof with double-glazed windows and doors throughout. Internally the room sizes are generously proportioned and finished to a high standard with oak doors and flooring, and many of the rooms being double aspect.

The accommodation includes on the ground floor: a spacious entrance hall, a drawing room which extends to over 22ft and has an attractive brick fireplace fitted with a gas fire and French doors leading to the garden; a study, a good-sized dining room; a cloakroom; a double aspect kitchen/breakfast room with an extensive range of shaker style wall and base units with granite worksurfaces, an island, plenty of space for a large table and French doors leading out to the garden. The kitchen/breakfast room is open plan to a double aspect family room with large windows and a glazed door leading out to the garden and there is also a utility room. On the first floor there is a spacious landing leading to four double bedrooms. The main bedroom has a dressing room and ensuite bathroom with a separate shower, the guest bedroom has an ensuite shower room and there are two double aspect bedrooms and a family bathroom, which also has a bath and separate shower. On the second floor there is a further double bedroom and a very large games room/office/bedroom 6, which extends to over 26ft.

The property is approached over a shared driveway through communal grounds with a parking area for visitors. There is parking at the front of the house and a driveway to the rear with parking for several cars and a double garage.

The walled rear garden is a real feature of the property and is west facing. Mainly laid to lawn, the garden has been landscaped with flower borders planted with a variety of mature shrubs and specimen trees. There is a large terrace outside the kitchen and sitting room, ideal for outdoor entertaining, and a path leading to the end of the garden with a gate giving access to the driveway and garage. There is also use of a communal meadow, jointly owned with the other residents at Buckhurst Place.

Services: Mains water and electricity. LPG gas central heating. Private drainage.

Current EPC Rating: E

Local Authority: Wealden District Council (01892) 653311

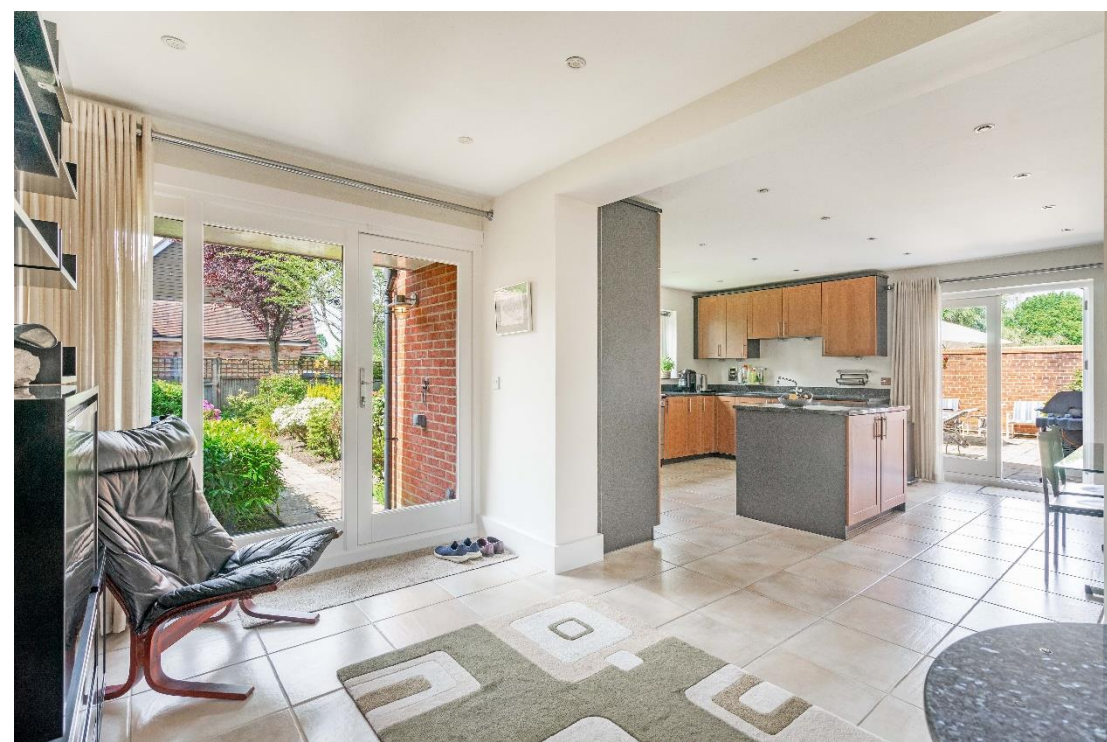
Council Tax Band: G (2024/25 - £4,040.51)

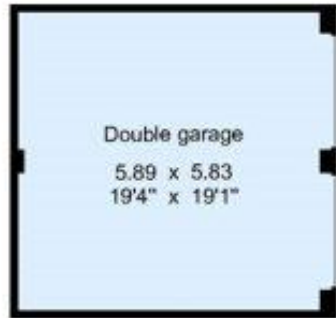
Property address: 4 Buckhurst Place, Wadhurst, East Sussex TN5 6JF



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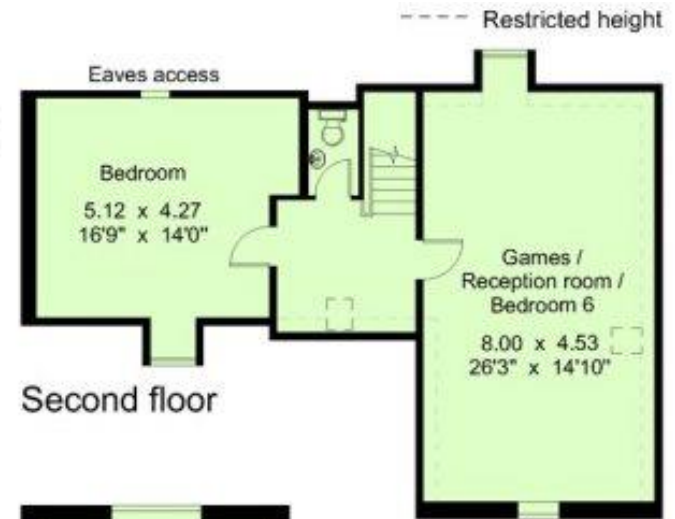


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Gross internal area (approx.)

- House - 326.1 sq m (3510 sq ft)
- Garage - 35.5 sq m (382 sq ft)

For identification only - Not to scale
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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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