



Carambola

Turners Green Road,
Wadhurst, East Sussex

A most attractive 1920s detached 4-bedroom house of approximately 2,450sq.ft set within mature gardens of just under a third of an acre, situated in a much sought after location within walking distance of village amenities.

Guide price £1,200,000 Freehold



Situation: The property is situated in a much sought after road in a quiet, yet convenient position in Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is approximately 1 mile 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 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, 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: Carambola is a handsome and substantial double-fronted detached period house, which dates from the 1920s and provides light, spacious and well-proportioned accommodation with period features throughout. The property has external elevations of brick and render beneath a tiled roof and double-glazed windows with two attractive brick and tile-hung bay windows.

The house is well presented and has been well maintained, yet also offers excellent scope for further improvement and enlargement, if required, including conversion of very a large attic room (subject to the necessary consents).

Arranged over three floors the accommodation includes on the ground floor: a spacious entrance hall; a large, triple aspect sitting room, which extends to over 28ft; a well-proportioned dining room with a bay window overlooking the front and a feature fireplace; a cloakroom; a study with door leading out to the garden; a triple aspect kitchen/breakfast/family room, which extends to 21ft 7 and has a range of shaker style wall and base units, breakfast bar, space for seating/sofa, a door leading out to a terrace and the garden and a further door leading to a good-sized utility room with door giving to the garage and garden. On the first floor there is a spacious landing, four double bedrooms, a well-appointed shower room and an ensuite bathroom. Stairs from the landing lead to the second floor where there is an excellent loft room.

Outside, to the front of the property is a block paved driveway providing parking for several cars leading to an attached double garage with electric up and over doors. The garage has useful storage above as well as an up and over door and single door to the rear leading to the garden. The driveway is bordered with well stocked flowerbeds planted with a variety of mature shrubs and plants and there is also an area of lawn.

A side gate with path gives access to the rear of the house where there is a large terrace, a further decked seating area and a large lawn. The garden is planted with a variety of shrubs and trees and bordered with mature hedging and fencing.

There is a large shed at the bottom of the garden and smaller shed currently used as an outdoor bar.

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: D

Property address: Carambola, Turners Green Road, Wadhurst, East Sussex TN5 6EA

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

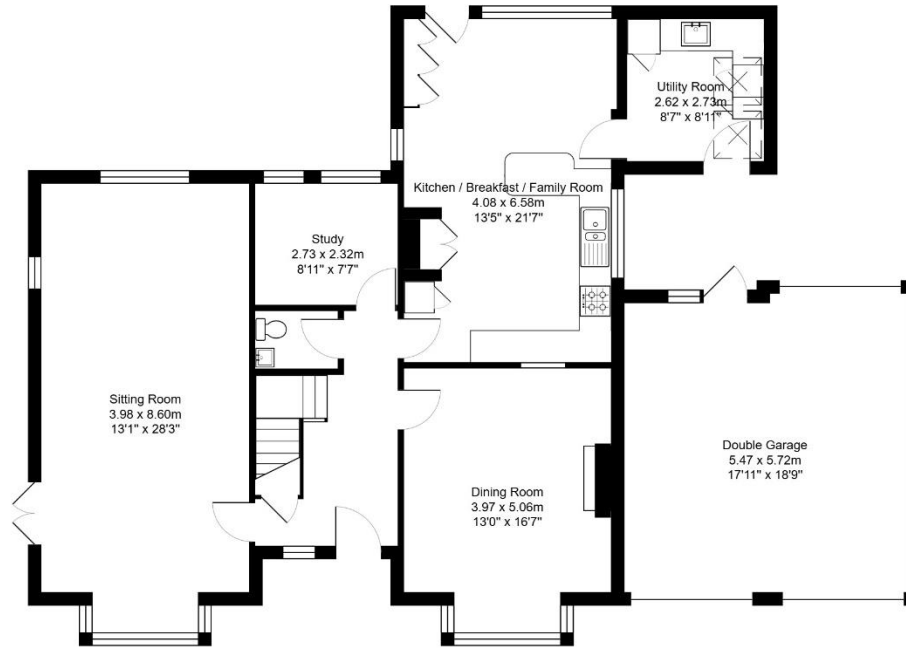


Total Area: 311.1 m² ... 3348 ft²

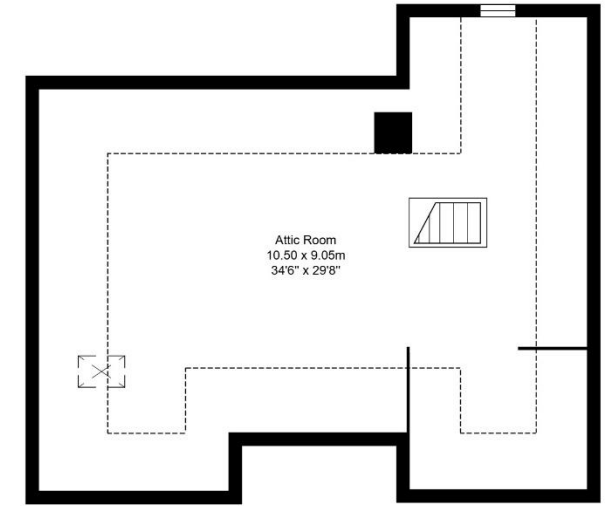
Main House: 229.5 m² ... 2470 ft²

Loft Area: 81.5 m² ... 878 ft²

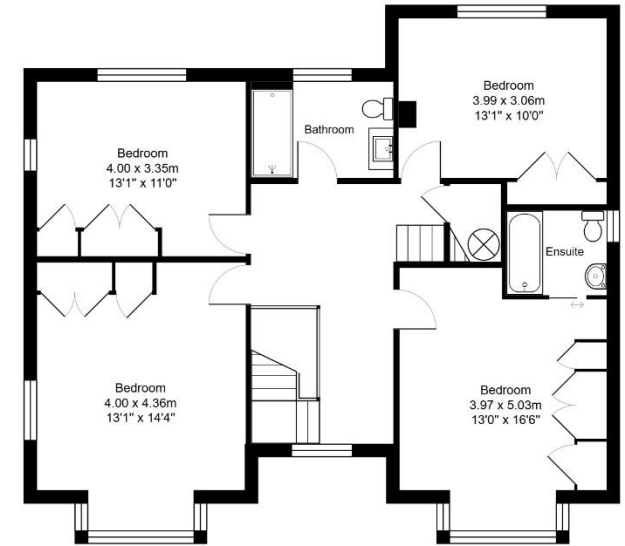
All measurements are approximate and for display purposes only.



Ground Floor
Area: 138.7 m² ... 1493 ft²



Loft
Area: 81.5 m² ... 878 ft²



First Floor
Area: 90.8 m² ... 977 ft²

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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