



Hillside

Mount Pleasant, Wadhurst, East Sussex



An attractive and well-presented 4-double bedroom detached modern house built about 12 years ago, which provides spacious and well-planned accommodation of approximately 1,805sq.ft, situated in a quiet, yet convenient elevated position within easy reach of the High Street, schools and station.

Guide price £775,000-£800,000 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 ¾ miles distant and 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, a primary school, independent Sacred Heart 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, as well as grammar schools.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, which 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: Hillside is a detached house built in 2012 with attractive external elevations of brick and weatherboard beneath a tiled roof and double-glazed windows and doors. The house provides spacious and flexible accommodation of approximately 1,805sq.ft/167.7sq.m and benefits from underfloor heating throughout, good natural light and a southwest facing setting.

The accommodation is arranged over two floors and includes a spacious reception hall with Karndean oak flooring and doors leading to: a family room/office with a window to the front overlooking the driveway; a cloakroom; a double aspect sitting room which extends to 21ft with a window to the front and two windows to the side and an attractive fireplace fitted with a wood burner and an oak bressummer and double doors leading into an open plan kitchen/dining/family room. This room provides a lovely, light living space and extends to 27ft 6 with an extensive range of shaker style wall and base units, island with breakfast bar and plenty of space for a sofa and large table. There are windows to the side and rear overlooking the garden and bi-folding doors leading out to a terrace. A door leads to a utility room with storage cupboards, boiler cupboard, space for appliances and a door leading out to the side of the house. On the first floor there is a spacious landing with an airing cupboard and four double bedrooms. The main bedroom is a notable size, extending to over 21ft and enjoying views to rear, fitted wardrobes and an en-suite shower room. There are two double bedrooms to the front - one having fitted wardrobes - and a fourth double bedroom with the views to the rear, as well as a good-sized family bathroom with a bath and shower over.

Outside to the front there is a block paved driveway providing plenty of parking, bordered with fencing and mature shrubs and hedging. There is side access with gates both sides of the property leading to the rear garden, which has a lovely southwest facing aspect and is mainly laid to lawn with a good-sized raised terrace outside the kitchen, which is ideal for outdoor entertaining. The garden is enclosed with fencing and mature hedges and has a garden shed.

Services: Mains water and electricity. Gas central heating (underfloor)

Local Authority: Wealden District Council (01892) 653311

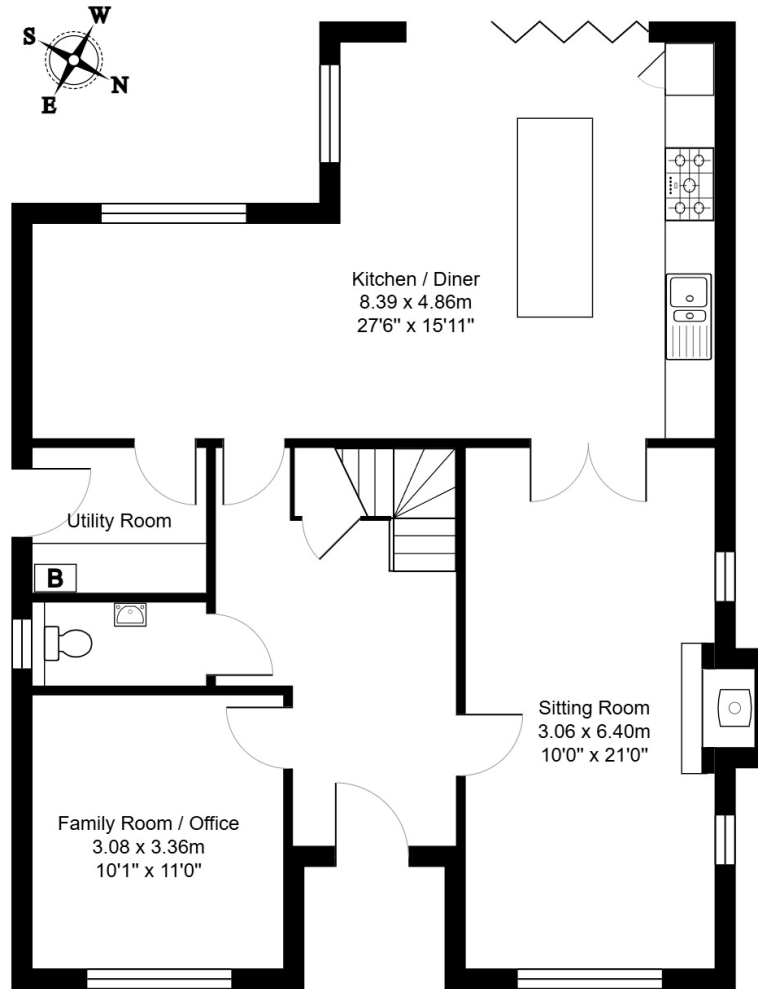
Current council tax: F (2024/25 - £3,501.76)

Current EPC rating: C

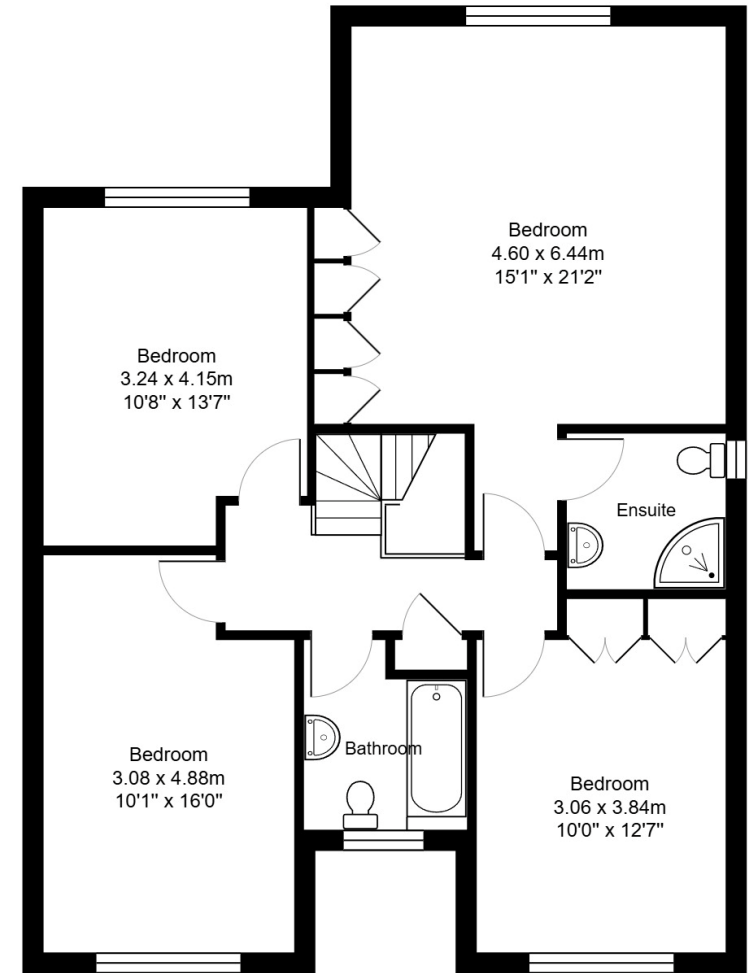
Property address: Hillside, Mount Pleasant, Wadhurst, East Sussex TN5 6UH

01892 786720 www.greenlizardhomes.co.uk

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



Ground Floor
Area: 84.1 m² ... 905 ft²



First Floor
Area: 83.6 m² ... 900 ft²

Total Area: 167.7 m² ... 1805 ft²

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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