



4 Tunnel House

Durgates, Wadhurst, East Sussex

A beautifully appointed 3-bedroom house of approximately 1,287sq.ft, which has been completely remodelled and renovated with a garden and off-road parking, situated within easy walking distance of village amenities and the mainline station.

Guide price £625,000 Freehold

Situation: The property is situated in a convenient position in the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The village High Street is just ½ mile distant and offers an excellent range of shops and services for everyday needs including a Jempton'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 ¾ 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, 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: 4 Tunnel House is an attractive end of terrace period building with external elevations of brick and render beneath a new slate tiled roof and new double-glazed sash and casement windows and doors throughout.

Formerly commercial premises, the property forms one of two new houses, which have been completely remodelled, extended and renovated and provide spacious, beautifully appointed and well-planned accommodation that is finished to a high standard.

The accommodation extends to approximately 1,287sq.ft/120sq.m and is arranged over two floors, including a generous entrance hall with solid oak flooring that continues through the whole of the ground floor, stairs to the first and doors leading to a cloakroom and an open plan living area. This includes a double aspect sitting room, a well-appointed kitchen with an extensive range of shaker-style units, quartz worksurfaces, Bosch oven and microwave oven, double ceramic sink, an integrated dishwasher and fridge/freezer and induction hob with built in extractor. The dining area has space for a large table and bi-folding doors leading out to the garden. A door from the kitchen leads to a utility room with a range of wall and base units, sink and space for appliances. On the first floor there is an airy landing leading to three double bedrooms (one having an ensuite shower room) and a family bathroom.

The property is approached off Jonas Lane where there is a gravel parking area (shared with number 3) providing two parking spaces, a bin and bike store and EV charging point. A gate leads to a path which runs along the garden and leads to a terrace outside the dining area. The garden has been turfed and is enclosed with close board fencing and laurel hedging.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Wealden District Council (01892) 653311

Current council tax: F (2025/26 - £3,724.94)

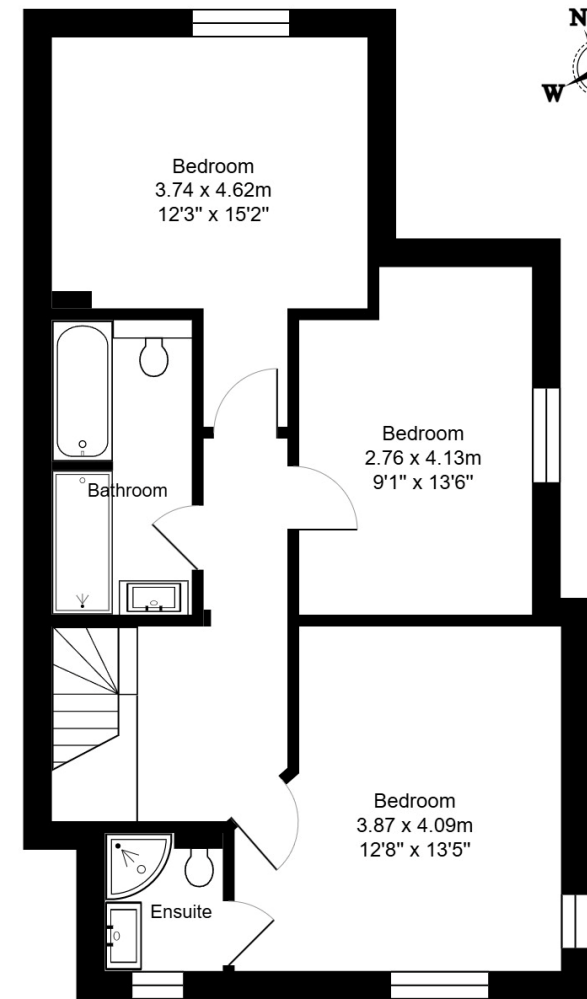
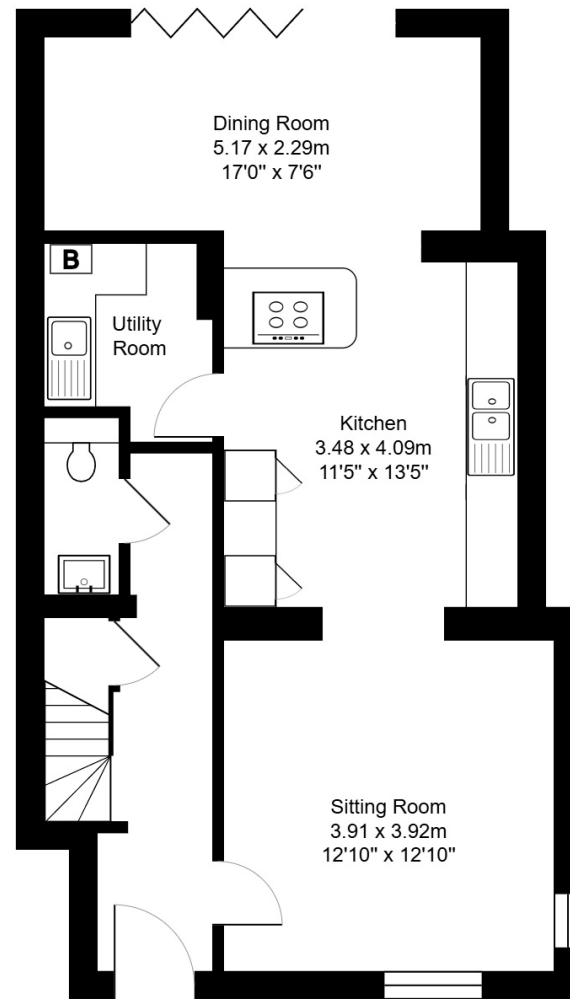
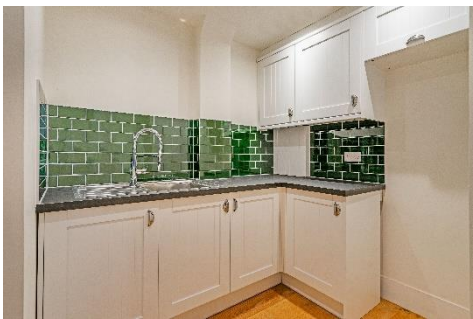
EPC Rating: C

Property address: 4 Tunnel House, Durgates, Wadhurst, East Sussex TN5 6DF



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: 119.6 m² ... 1287 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.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk