



## The Firs

Durgates, Wadhurst, East Sussex



An attractive and well presented 1930's semi-detached family house, providing a light and spacious living space, with wonderful gardens, benefiting from being situated in a quiet village location within easy walking distance of the village High Street and station. NO CHAIN.

## Guide price £675,000 Freehold

### Situation:

The Firs is situated in a quiet and convenient location in the much sought after village of Wadhurst, within easy walking distance of village amenities, schools and the mainline station.

The village High Street is approximately ½ a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store, cafés, butcher, greengrocer, bookshop, pharmacy, post office, florist, off licence, restaurants, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre. There is also a Co-op convenience store within close proximity at Sparrows Green.

For the commuter, Wadhurst mainline station lies within a mile and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25. The regional centre of Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty 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:

The property is an attractive 1930's semi-detached house, which has been much improved and sympathetically extended over time to provide a light, well presented and spacious living space that offers excellent scope for further enlargement through the conversion of the loft, potentially creating an additional two bedrooms and a bathroom (subject to the necessary consents).

The property has attractive external elevations of brick and tile hanging beneath a tiled roof and benefits from double glazed windows, and a beautiful south west facing rear garden.

Arranged over two floors, the accommodation includes on the ground floor; a good-sized entrance hall, a spacious sitting room with a part vaulted ceiling, a feature fireplace, oak flooring and windows overlooking the garden, a dining room with a bay window to the front and a feature fireplace with cupboards and display shelving either side, a study, a spacious and modern kitchen/breakfast/family room with a part vaulted ceiling with an extensive range of shaker style wall and base units with granite work surfaces over, an integrated gas hob, double oven dishwasher and a fridge, and french doors leading to the garden, a utility room with a door leading to the garden and a cloakroom. On the first floor there are three bedrooms (two good-sized doubles with fitted wardrobes and a small double) and a spacious family bathroom with a bath and separate shower.

Outside a shared driveway leads to a private gravelled area which provides parking for 2/3 cars and a pretty front garden which is landscaped and includes a variety of mature plants and shrubs including a Magnolia. A path leads to the front door and continues to the side where there is a gate that leads to the rear garden.

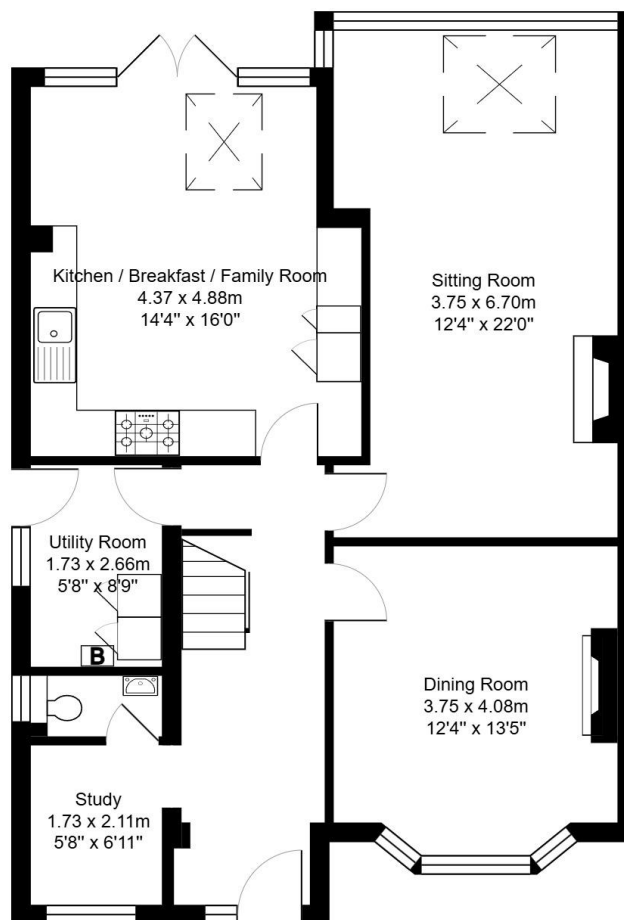
The south west facing rear garden is a real feature of the property and is mainly laid to lawn with borders full of a wide variety of mature plants, shrubs and trees, including a wonderful rambling Wisteria over a pergola and various fruit trees. The garden has been beautifully landscaped and includes different areas of terracing which are ideal for outdoor entertaining and for enjoying the tranquillity of the garden. There is a summer house, two sheds, a green house and the garden is fully enclosed with a brick wall and fencing.

**Services:** Mains water & electricity. Gas-fired central heating **Local Authority:** Wealden District Council (01892) 653311 **EPC Rating:** C  
**Current council tax band:** E **Property address:** The Firs, Durgates, Wadhurst, East Sussex TN5 6DE

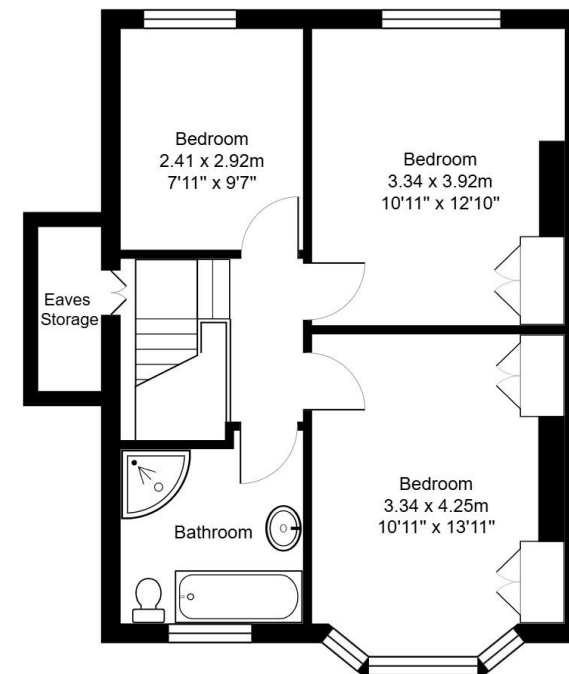


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>



First Floor  
Area: 47.0 m<sup>2</sup> ... 505 ft<sup>2</sup>

Total Area: 130.0 m<sup>2</sup> ... 1399 ft<sup>2</sup> (excluding eaves storage)

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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