



1 The Leas

Wadhurst, East Sussex

A well-presented, light and spacious 5-bedroom detached modern house of approximately 1,571sq.ft, situated in a quiet no through road on the edge of the village. NO CHAIN.

Guide price £735,000 Freehold



Situation: The property is situated in an elevated position on a quiet no through road on the edge of Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is just over a mile 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, 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 just over 1½ 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, providing many public 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: 1 The Leas is a substantial detached house built in the 1980s with external elevations of brick beneath a tiled roof and double-glazed windows throughout.

The house provides spacious, flexible and well-presented accommodation of approximately 1,571sq.ft/146sq.m (excluding the garage) with good natural light and a lovely outlook over its gardens and surrounding countryside. It also offers excellent scope to remodel the living space, if required, with options to create a large, open plan kitchen/dining room, a further ensuite, and to convert part of the garage, etc.

The accommodation is arranged over two floors and includes on the ground floor: a spacious entrance hall with stairs to the first floor and doors leading to a cloakroom, a utility cupboard, a kitchen/breakfast room fitted with an extensive range of modern wall and base units with solid oak work surfaces, tiled splashbacks and an outlook over the garden. Doors from the hall and kitchen open into a large double aspect sitting/dining room, which extends to nearly 31ft and has oak flooring, a fireplace fitted with a wood burner, a bay window overlooking the front garden and bi-folding doors leading out to the rear garden. On the first floor there is a spacious landing leading to five bedrooms (four doubles and a single), as well as a study/sixth bedroom. The bedrooms and study to the rear all enjoy far reaching views over surrounding countryside, and there is a family bathroom and ensuite shower room.

Outside, the property is approached over a shared driveway to a double garage with parking outside for two cars (with plenty of parking available on the road). A path leads along the front of the house to the front door with a well-stocked flower border to the front, steps on one side and gated access on both sides of the house to the rear garden. The double garage has up-and-over doors, power connected and a glazed rear door leading out to the rear garden. The garden has been thoughtfully landscaped and is planted with an abundance of mature shrubs and plants. There are different seating areas providing options for outdoor entertaining, with a deck with balustrading running along the rear of the house, a further deck at the bottom of the garden and a pergola. The garden is bordered with mature mixed hedging and fencing and feels very private.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

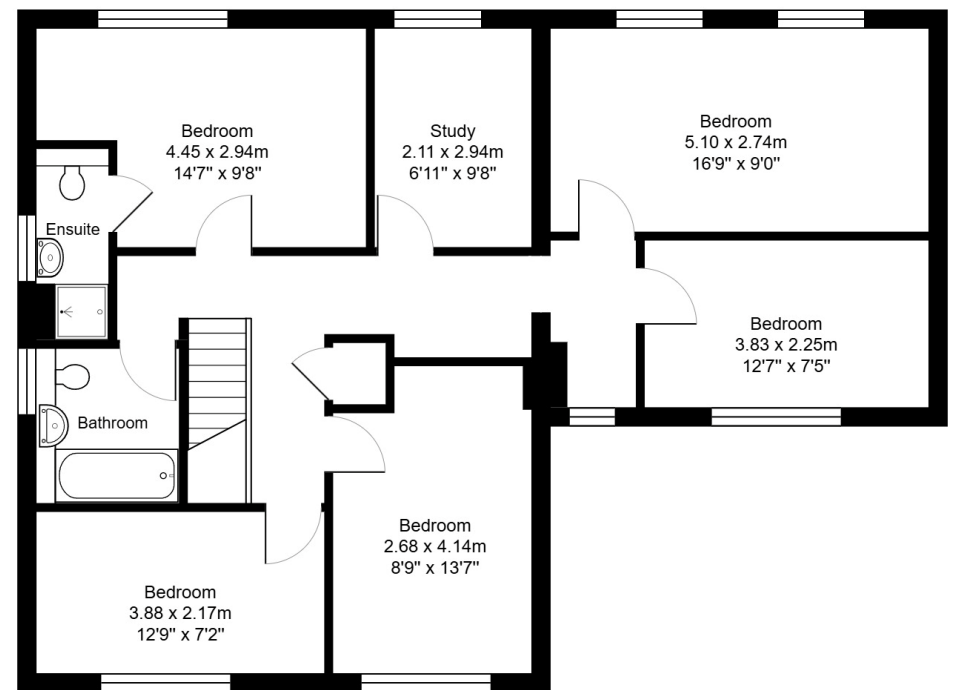
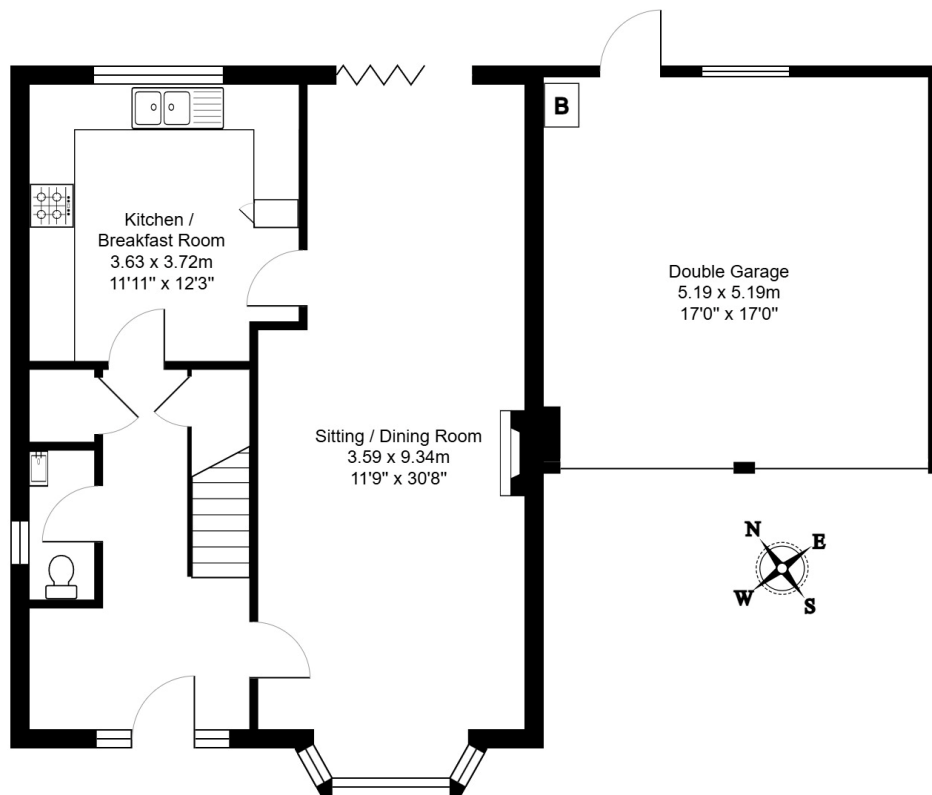
Current council tax: F (2025/26 - £3,724.94)

Current EPC rating: C

Property address: 1 The Leas, Wadhurst, East Sussex TN5 6ES

01892 786720 www.greenlizardhomes.co.uk

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

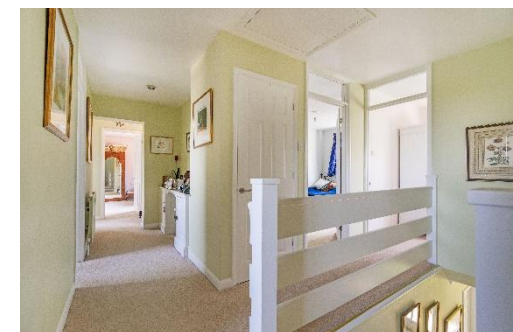


Ground Floor
Area: 87.5 m² ... 942 ft²

First Floor
Area: 85.4 m² ... 919 ft²

Total Area: 172.9 m² ... 1862 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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