



**Wentways**

Station Road, Wadhurst, East Sussex





A beautifully presented detached bungalow, providing a light and spacious living space, situated in a convenient village location within ½ a mile of the High Street and station.

## Guide price £825,000 Freehold

### Situation:

Wentways is situated in a convenient location in the much sought after village of Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times, and is 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 and post office, cafés, butcher, pharmacy, florist, 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 within close proximity at Sparrows Green.

For the commuter, Wadhurst mainline station lies within ½ 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 a beautifully presented and well-appointed single storey home, with neutral colour tones and contemporary fixtures and fittings throughout that sits within an established landscaped garden, which wraps around the house and offers a good level of privacy.

The generous living space is arranged to fully benefit from the south west aspect to the rear, with french doors opening out from the sitting room and a door from the kitchen to a wide terrace.

The spacious and versatile accommodation is arranged over one floor and includes; an entrance hall, a sitting room with a feature fireplace and a wood burning stove with french doors leading to the garden, a dining room/bedroom 4, a well-appointed kitchen/breakfast room with an extensive range of modern wall and base units, an island breakfast bar, a Rangemaster range cooker, an integrated dishwasher, an LG American fridge/freezer, a feature vaulted ceiling with skylights and a door leading to the garden, a master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms (one with a fitted wardrobe) and a family bathroom.

The property is approached from the road via a five bar gate and a wide driveway provides parking and turning for several cars which leads to a double detached garage. There is close board fencing and hedging to the front with a variety of mature shrub borders.

The private south west facing landscaped gardens are a real feature of the property and they wrap around the property. Mainly laid to lawn, there is a good-sized terrace to the rear, which is ideal for outdoor entertaining, and includes a 4 metre electric awning and a brick built barbeque, and there is an abundance of well established shrub borders. The garden has fencing and hedging on all sides.

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

**Local Authority:** Wealden District Council (01892) 653311

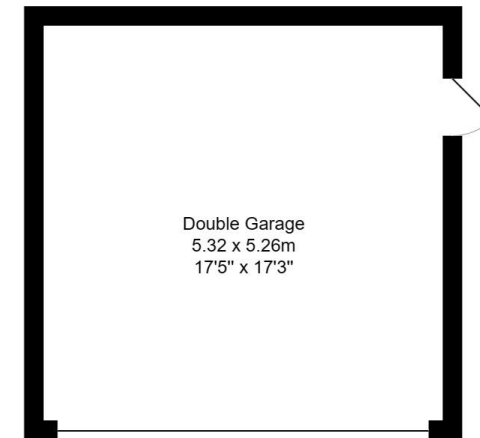
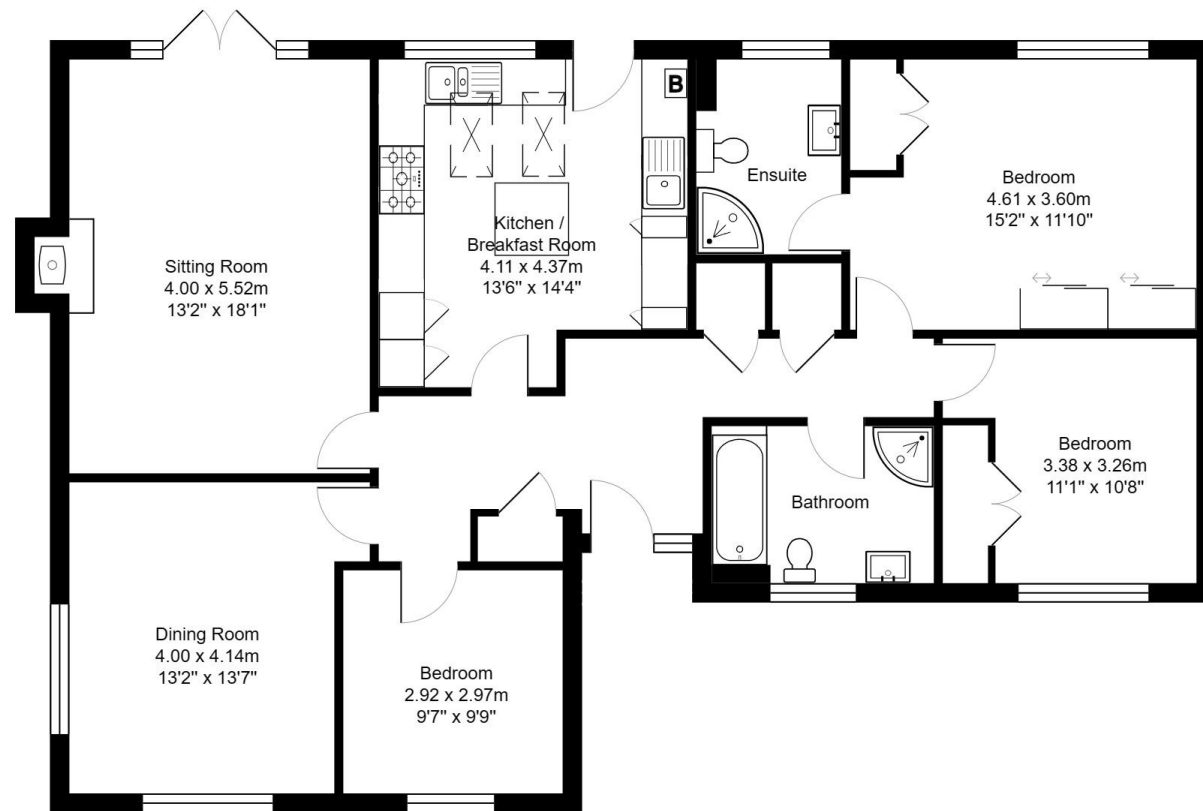
**Current council tax band:** F

**Current EPC Rating:** C

**Property address:** Wentways, Station Road, Wadhurst, East Sussex TN5 6RT

01892 786720 [www.greenlizardhomes.co.uk](http://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: 123.6 m<sup>2</sup> ... 1330 ft<sup>2</sup>

Total Area: 151.5 m<sup>2</sup> ... 1631 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Garage  
Area: 28.0 m<sup>2</sup> ... 301 ft<sup>2</sup>



#### 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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