

Willowdale
High Street, Wallcrouch,
Wadhurst, TN5 7JL

burnett's
Individual Property : Individual Service



A well-proportioned detached family house of some 2668 sq ft in the small hamlet of Wallcrouch, between Wadhurst and Ticehurst, backing onto woodland and with views to the South. Comprising: Entrance hall, inner hall, sitting room, dining room, kitchen/ breakfast room, conservatory, utility room, WC, 4 double bedrooms, study/dressing room, 3 bath/shower rooms, integral double garage, garden and off-road parking. EPC Rating: D

Offers in Excess of £650,000 Freehold

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mayfield@burnetts-ea.com

Wadhurst Office

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Willowdale

High Street, Wallcrouch, Wadhurst, TN5 7JL

Offers in Excess of £650,000 Freehold

The Property

Willowdale is a generously proportioned detached family house offering over 2,600 sq ft over two floors and considered to offer further potential to extend, subject to the necessary consents, if desired.

The house is set back from the road behind a five-bar gate, with a good amount of off-road parking, plus attached double garage.

The garden lies predominantly to the rear of the house and backs onto private woodland, providing a delightful sylvan outlook to the rear. The plot extends to about 0.21 of an acre.

The front first floor rooms benefit from a far-reaching view to the South over fields.

The present owners have made various improvements to the property since they have owned it, including replacing the kitchen, laying engineered oak flooring in the sitting room, some roof, gutter and soffit/fascia replacements and electrical/lighting upgrades. Circumstances have prevented them from continuing with their plans to improve this property, leaving the next owners the opportunity to put their own stamp on the property and to complete unfinished projects.

Location

The property is located off the B2099 in the small hamlet of Wallcrouch, between Wadhurst (about 2 miles) and Ticehurst (about 1.4 miles). Both Wadhurst and Ticehurst offer excellent day-to-day amenities including pubs, restaurants, cafes and shops. Both have primary schools, as does nearby Stonegate, and Wadhurst has a secondary academy in Uplands and the Sacred Heart Catholic School.

There are rail stations in Stonegate (2.6 miles) and Wadhurst (3.5 miles) with services to London Charing Cross and Canon Street (Wadhurst to London Bridge in around 55 minutes).

The Spa town of Royal Tunbridge Wells is about 9 miles to the North-West, providing a wider selection of retail shops, bars, restaurants and schooling options, including grammar schools.

The A21 at Flimwell is just 3.3 miles away, providing fast road connections to Hastings and London.

The property is located in the High Weald Area of Outstanding Natural Beauty and there are footpaths nearby leading to Bewl Water and the surrounding undulating countryside.

Material Information:

Mains gas fired central heating. Mains electricity and water. Private septic tank.

Rother District Council. Council Tax Band F (rates are not expected to rise upon completion)

The property is believed to have been built in the 1970s. It has brick and half tile-hung elevations under a tiled roof with double glazed UPVC windows.

There are outstanding works required, particularly in relation to the garage and conservatory. Please ask for more details.

The title has an easement to drain into the neighbouring woodland and to access this woodland to maintain the drainage system.

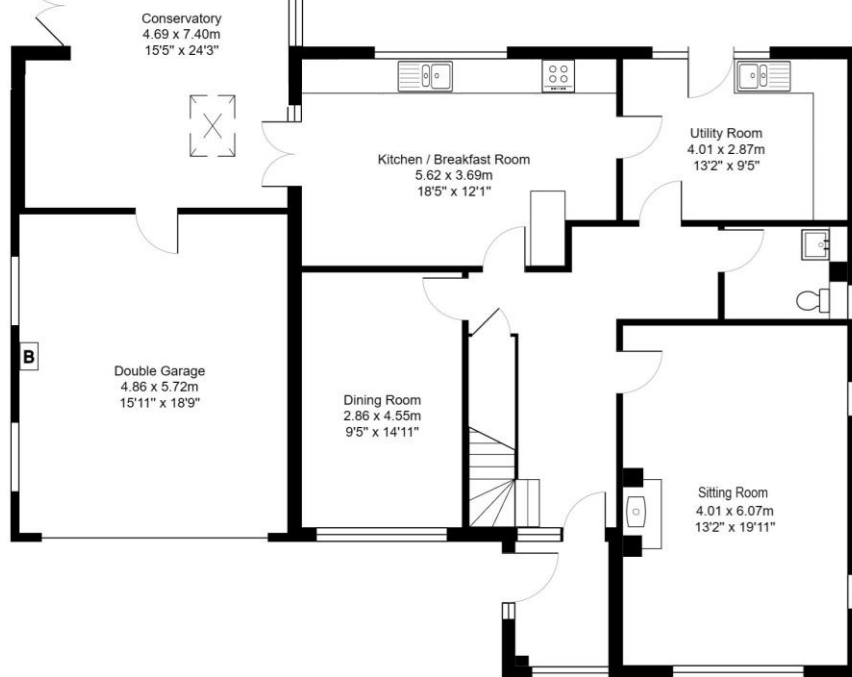
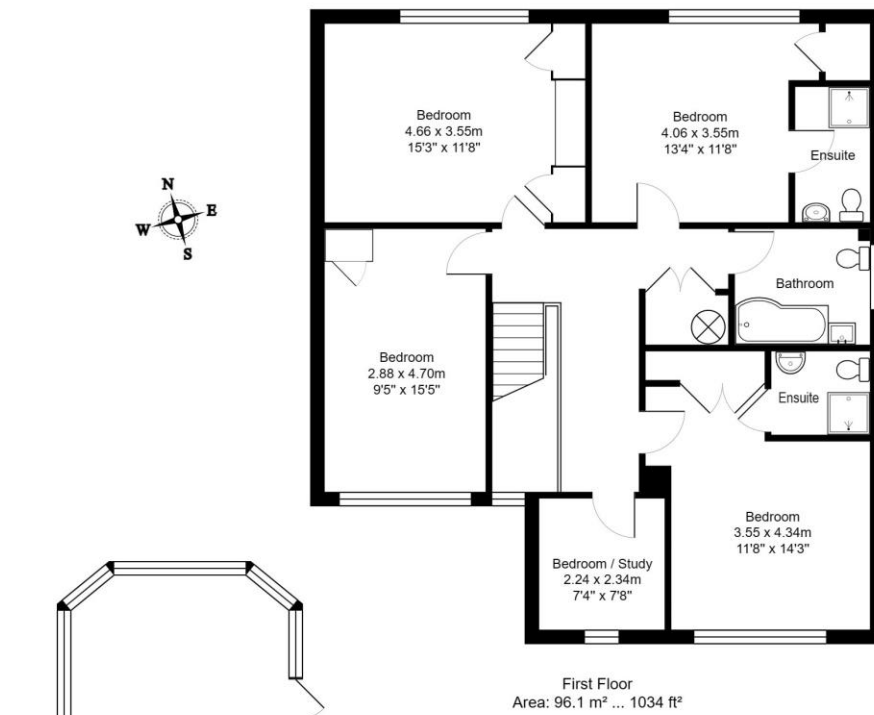
According to the Government Flood Risk website, there is a very low risk of flooding at this property.

Broadband coverage: Research suggests that there is superfast broadband availability for this property. There is mobile coverage from various networks (best with Three and O2).

The property does not fall within a Conservation Area. It is within the High Weald AONB.

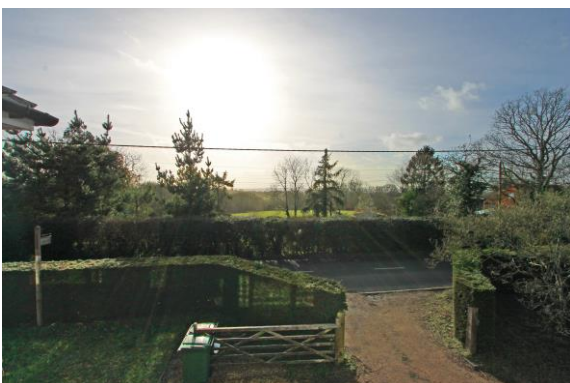
We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not presently have step-free access.



Total Area: 247.9 m² ... 2668 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

