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Highbank, South View Road, Sparrows Green, Wadhurst, TN5 6TW

Guide Price: £750,000 Freehold



# Highbank South View Road, Sparrows Green, TN5 6TW

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Situated in the popular Sparrows Green area of Wadhurst, away from busy roads yet with schools and shops within half a mile, this spacious detached house offers superb scope for updating and benefits from wrap-around gardens and a view out over the recreation ground.

Comprising: entrance hall, sitting room, dining room, kitchen, conservatory, WC, four double bedrooms and a shower room, plus detached double garage. EPC Rating: D

## The Property

Highbank is a well-proportioned double-fronted detached 1970s family house with wrap around gardens.

The rooms are generous, particularly the sitting room, which stretches from the front to the back of the house.

Both the sitting room and dining room feature large bay windows that look over the garden to the front. The sitting room also has sliding doors to the rear and a feature fireplace. The dining room and hallway feature original parquet wood flooring.

It is considered the kitchen, bathroom and carpets would benefit from being updated.

Upstairs there are four double bedrooms and a shower room. Views out to the recreation ground can be seen from the first floor windows.



There is also a generous, part-boarded loft with fixed ladder.

The house sits fairly centrally in its plot, which amounts to about 0.19 of an acre, with a good stretch of lawn to the front of the house, well screened from the lane by mature hedging and with an iron gate leading out to the driveway. To the side and rear of the house are further areas of garden with paved patios, planted beds and borders, and to the rear of the garage is a further paved area with a garden shed, compost site and

potting bench. There is also space for a greenhouse.

The driveway will accommodate a few cars in tandem and leads to the detached double garage, which has power and lighting and a side pedestrian door.

### **Location**

The property is situated in an elevated position on South View Road on the North-Western edge of

the popular market town of Wadhurst, voted the best place to live in the UK in 2023, by the Sunday Times. It sits directly opposite Wadhurst recreation park, which has football and tennis clubs as well as a childrens' playground. It is tucked away from the main road, yet still accessible to amenities. The Sparrows Green area of Wadhurst, where this property is located, has a convenience store, barber shop, veterinary clinic, service garage, Chinese and fish and chip take-away venue, primary school and nursery, all within half a mile of the house.

The centre of Wadhurst offers more amenities including a local Jempsons supermarket with post office, cafes, an art gallery, book shop, butcher, pharmacy, doctor, dentist, optician and much more. It also has Uplands Academy and the Sacred Heart Catholic School.

Wadhurst has a great community spirit, with lots of clubs and activities to get involved with. It is also on the doorstep of Bewl Water Reservoir and miles of footpaths leading through the beautiful surrounding countryside, designated as an Area of Outstanding Natural Beauty.

Wadhurst rail station is about 1.5 miles from the property with services to London and Hastings (London Bridge in about 55 minutes).

Royal Tunbridge Wells is only about 7 miles away, offering a wider range of shopping facilities, a theatre, bars and restaurants.



## Material Information

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

Mains Gas, electricity, water and sewerage

The property is believed to be of brick construction with a tiled roof.

We are not aware of any safety issues or cladding issues and we are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has restrictions and easements, we suggest you seek legal advice on the title.

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

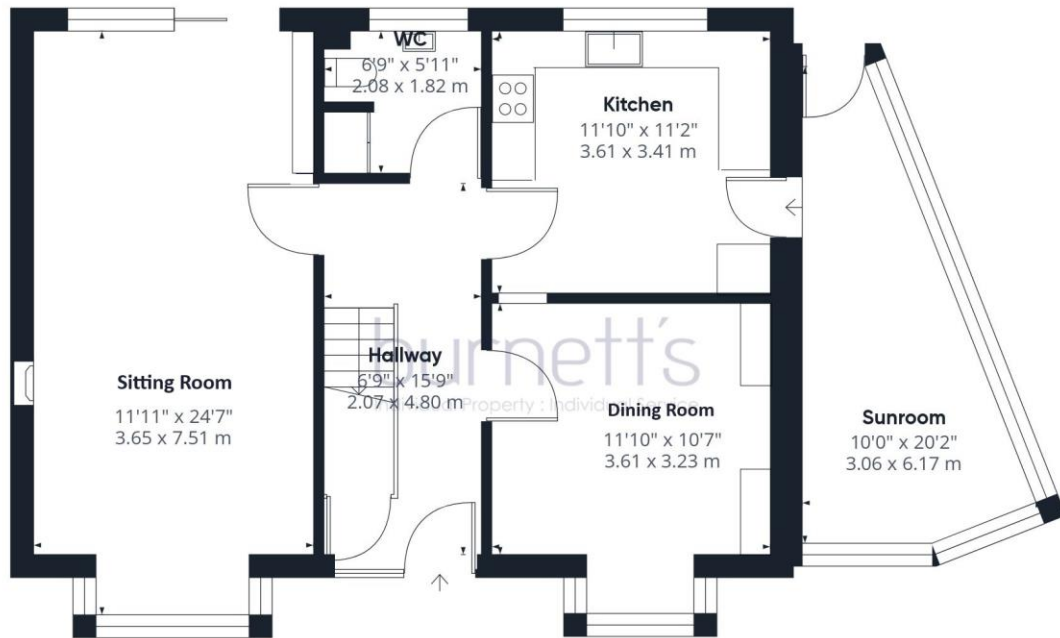
Broadband coverage: According to Ofcom, ultrafast broadband should be available to the property and there is mobile coverage, best from O2 and Vodafone.

We are not aware of any mining operations in the vicinity.

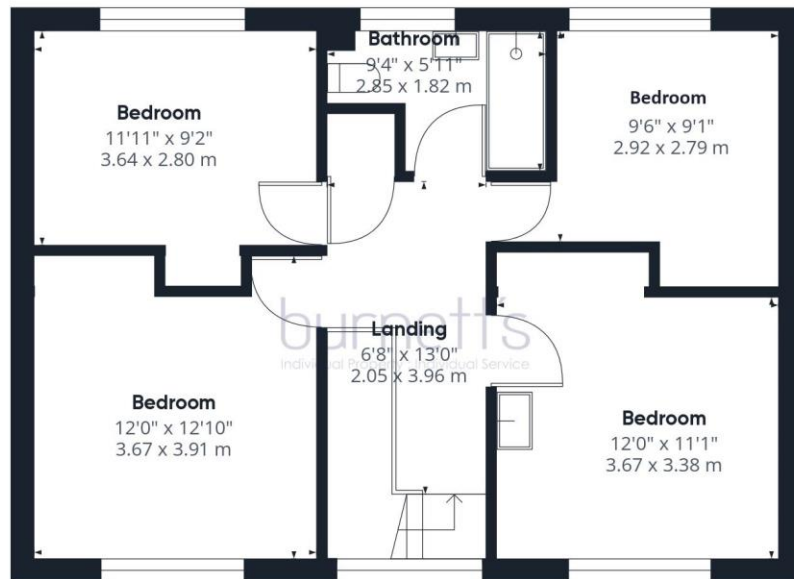
We are not aware of planning permission for new houses nearby. Neighbouring properties have had applications for minor extensions in recent years.

The property does not have step free access.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1506.48 ft<sup>2</sup>

139.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.