

7 Rock Robin Row  
Station Hill, Wadhurst  
TN5 6RZ

**burnett's**  
Individual Property : Individual Service



A handsome, Georgian-style house in an exclusive, small development opposite the station in Wadhurst, offering an open plan kitchen/dining room, living room, utility room, cloakroom, three bedrooms and two bath/shower rooms (one en suite), as well as a garage en bloc, two allocated parking spaces and a private, enclosed rear garden. Ideal for rail and bus links to London, the Coast and local amenities. EPC: C

**Guide Price £550,000 Freehold**

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# 7 Rock Robin Row

## Station Hill, Wadhurst, TN5 6RZ

Guide Price £550,000 Freehold

Rock Robin Row is an exclusive, small development of just 7 Georgian style houses, built in 2006, situated directly opposite the rail station; ideal for anyone who commutes on a regular basis or simply likes to hop on a train to the Coast, Tunbridge Wells or London for a day/evening out.

No.7 is one of the end-of-terrace houses and benefits from high ceilings and attractive double glazed multi-pane sash windows.

One enters via a pathway to the side of the house, with a door opening into a spacious entrance hall with an understairs storage cupboard. Accessed off the entrance hall is a generous cloakroom with WC.

The living room is located at the front of the house, with three sash windows, wood flooring, and a coal-effect gas fireplace with Oak surround.

The open plan kitchen/dining room sits to the rear of the house with a double aspect and French doors leading out to the rear garden. The kitchen is fitted with wall and base units with wood block worktops, incorporating a stainless-steel sink, fridge freezer, dishwasher, double oven and four ring gas hob with extractor over. Adjacent to the kitchen is a utility room with space/plumbing for a washing machine. This room also houses the combination gas boiler.

The first-floor landing provides access to a useful loft space and laundry cupboard. The front bedroom will accommodate a double bed and has two sash windows to the front. It benefits from a walk-in wardrobe and an en-suite shower room. To the rear of the house is another double bedroom, and in between is a third single bedroom or study, both with an outlook over the rear garden.

The family bathroom offers a panelled bath and separate shower cubicle, as well as WC and washbasin.

To the rear of the house is a wrap-around fenced garden, largely laid to lawn, with gated access to the side/front. There is a paved patio with French doors leading out from the kitchen/dining room, ideal for summer dining/entertaining.

To the front of the house there are two allocated parking spaces. There is also a visitor parking bay and the station car park just across the road. The garage is the closest to the house and has an up and over door and its own electrical supply.

The property lies on the outskirts of Wadhurst, directly opposite the mainline station. The station has services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). It also links to nearby Tunbridge Wells and down to Hastings should

you wish to have a day on the beach or pop into town for a night at the theatre. There is also a bus stop nigh-on outside, with services to Tunbridge Wells and Hawkhurst.

Wadhurst offers a good selection of local amenities and has a strong community spirit with churches, social and sporting groups to get involved with, should you so wish. There are cafes, pubs, restaurants/food outlets, a butcher, pharmacy, hairdressers and post office facilities, a doctors and dentist, and much more. Wadhurst also has a good primary, pre-school, secondary Academy and Catholic Prep School. Tunbridge Wells is just over 5 miles away (or one stop away on the train), offering a broader selection of shops and amenities including large supermarkets, High Street and boutique fashion outlets, a theatre and cinema.

The area is designated as one of outstanding natural beauty and there are some wonderful countryside walks to enjoy. A pathway forming part of the development actually links up to the Sussex Border Path just behind, without the need for walking on the road, making this ideal for keen walkers or those with dogs. The Sussex Border Path links up with local lanes and footpaths that criss-cross the surrounding countryside. Bewl Water and Bedgebury Pinetum are also not far away.

### Material Information

Residents currently pay a £35 pcm maintenance charge which includes maintenance of the communal areas and exterior of the building. 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 cavity brick construction with a tiled roof. We are not aware of any safety issues or cladding issues. 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.

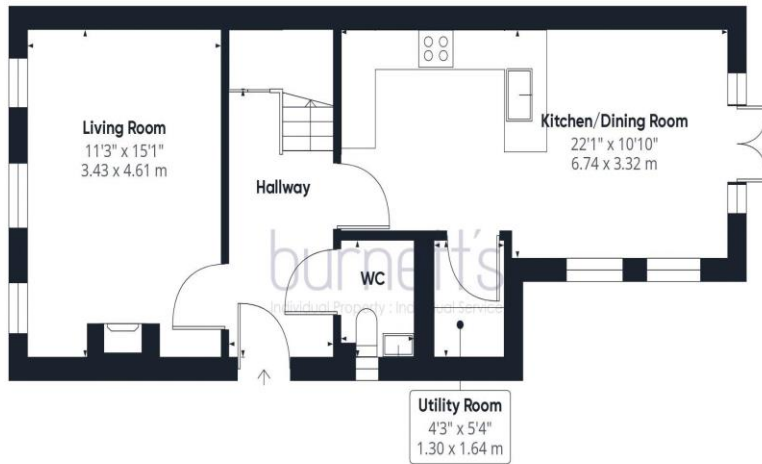
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

There is limited mobile coverage at the property.

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 has step free access to the ground floor.

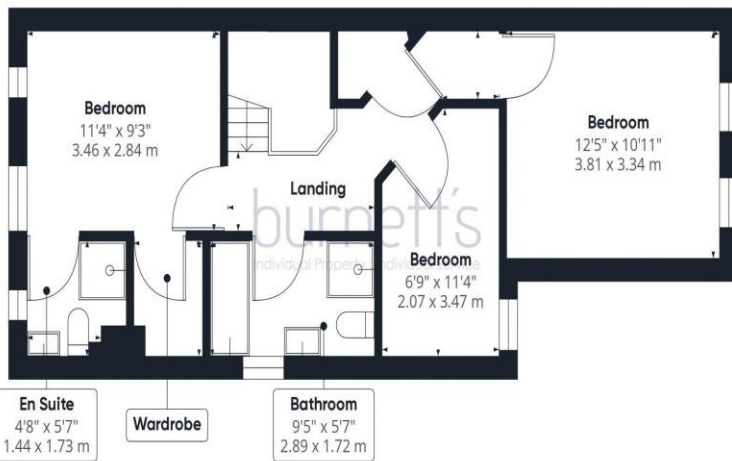


Ground Floor

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

1241.54 ft<sup>2</sup>

115.34 m<sup>2</sup>



First Floor



Ground Floor

(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

