

burnett's

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Yew Tree Lodge , Durgates, Wadhurst, East Sussex, TN5 6DE

Guide Price: £700,000 Freehold









# Yew Tree Lodge Durgates, Wadhurst, TN5 6DE

Guide Price: £700,000 Freehold

A generously proportioned detached house located in a highly convenient location close to the schools and amenities that Wadhurst has to offer and just one mile from the station.

Comprising: Kitchen/Breakfast Room, Sitting Room, Dining Room, Utility Room, Four Double Bedrooms (One Ground Floor), Two En Suite Shower Rooms (One Ground Floor), Family Bathroom, Attached Garage, Off-Road Parking and Wrap-Around Gardens. EPC Rating: C

## Location

The property is located in the Durgates area of Wadhurst, with two convenience stores, the local primary school and nursery within a few hundred yards. The centre of Wadhurst is about half a mile away and the mainline rail station is about one mile away.

Wadhurst town centre offers a number of shops and amenities including a Jempsons supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is also a monthly farmers' market, various clubs and societies to get involved with, Catholic and Church of England Churches, a sports centre (at Uplands Academy), various sports clubs/facilities and a good local doctors practice and dentist.

Wadhurst has a pre-school, "good" primary school (Ofsted 2024) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.



Wadhurst station has regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

Located in an Area of Outstanding Natural Beauty, the surrounding countryside is a delight to drive through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town. Wadhurst Park has a network of permissive paths running through its beautiful and extensive grounds, which are a haven for wildlife.

Approximately 7 miles North of Wadhurst is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

### **The Property**

Built in 2004 and now offering scope for refreshment/updating, Yew Tree Lodge offers generous ground floor reception spaces and flexible bedroom arrangements, including the

option of a ground floor bedroom with en suite facilities.

Approached over a shared driveway, to the front of the house is a tarmac parking area for two cars, as well as a gravel parking area to the side of the garage and the garage itself.

Leading up to the front door is a paved terrace and from here there are steps up to the front garden, which is primarily laid to lawn with shrubs and mature trees providing screening from the road and a lovely green outlook for the house.

Gates each side of the house lead around to the rear and side garden areas. To the rear of the house are tiered paved patios leading up to a retained bank with two garden sheds.

Entering through the front door, there is a glazed porch with a second internal door opening into the inner reception hall. This central hallway has useful under-stairs and fitted storage cupboards, with natural light coming in through a window to the rear.

The generously proportioned, triple aspect sitting room has a bay window to the front and a woodburning stove on a stone hearth. Double doors lead through to the double aspect dining room, which in turn leads back around to the central hall.

The spacious kitchen/breakfast room has fitted wall and base units along two walls with a stainless steel sink and drainer, integrated Hotpoint dishwasher and 4-ring gas hob with extractor hood over and oven below. The floor is tiled and there is space for a freestanding fridge freezer and table and chairs. The adjoining utility room provides additional matching base units, another sink and space/plumbing for a washing machine.





The final room on the ground floor has an en suite shower and fitted/built-in wardrobes, so works well as a ground floor bedroom, that will accommodate a double bed. It has a bay window to the front.

Arranged over the first floor are three more double bedrooms, one with en suite shower room, and a family bathroom. All three bedrooms have fitted drawers and two of them have built-in wardrobes. There is also useful built-in storage located off the landing. Due to the chalet style design of the house there are skylights to the rear and dormer windows to the front.

The family bathroom has a panelled bath with shower attachment, WC and washbasin in a vanity unit, as well as a heated towel rail. The en suite shower off the main bedroom is out of order.

Accessed externally is a single garage, forming part of the footprint of the house.

**Material Information**

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

Mains Gas, electricity, water and sewerage. Solar assisted hot water heating.

The property has brick elevations under 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 Area of Outstanding Natural Beauty.

There are tree preservation orders on the trees on this plot.

The title has restrictions and easements, largely relating to rights of way over the driveway and services. We suggest you seek legal advice on the title.



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

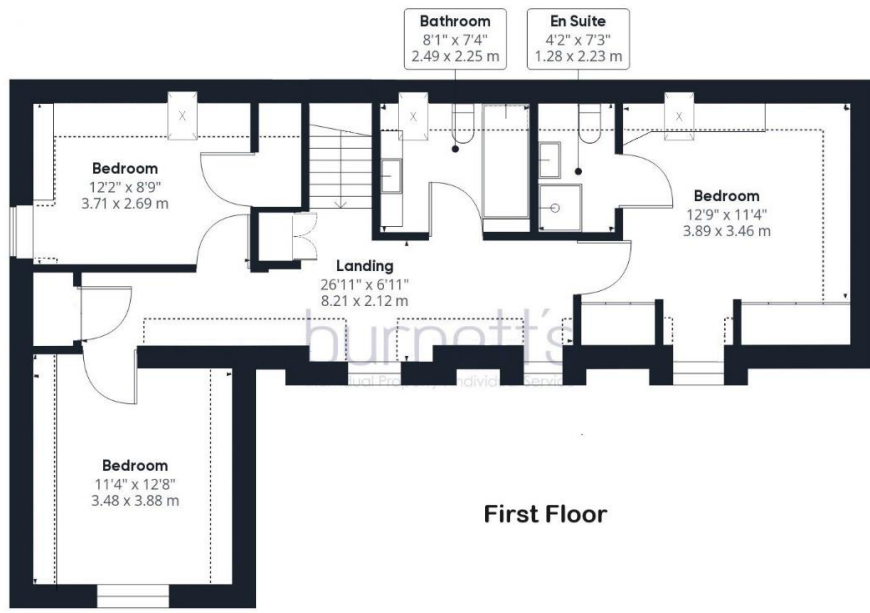
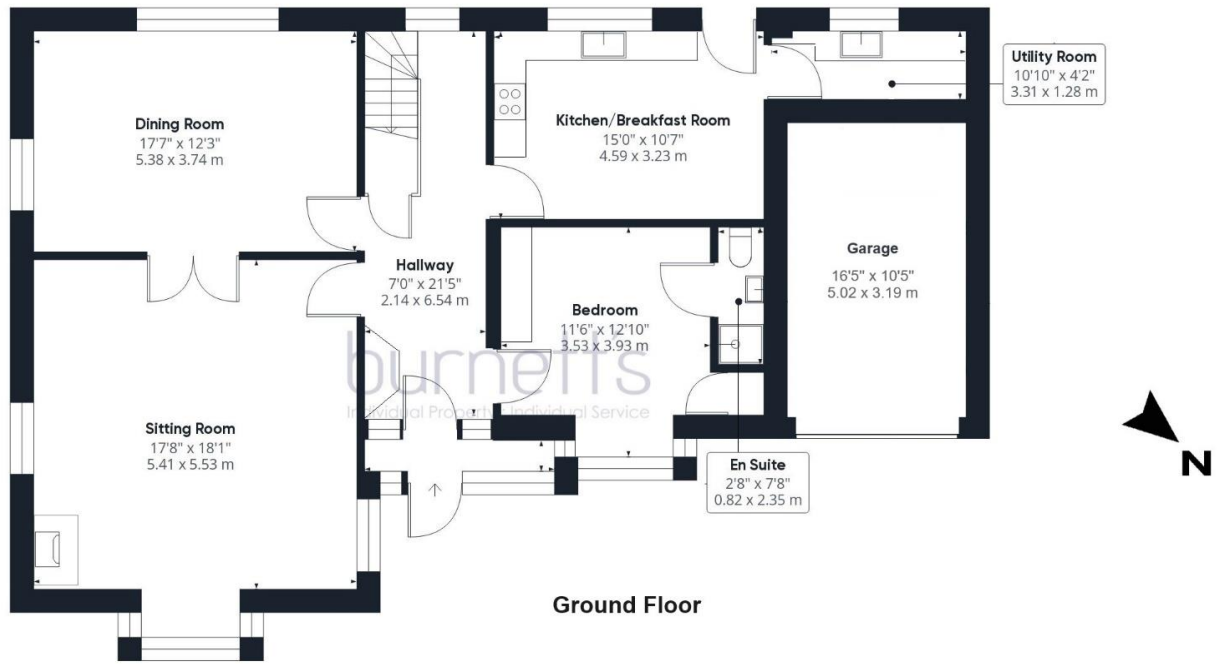
Broadband coverage: According to Ofcom, Superfast broadband is available to the property. There is mobile coverage from some networks (02 and Vodafone more likely).

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 have step free access.

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



**Approximate total area<sup>(1)</sup>**  
(excluding garage)

1859.04 ft<sup>2</sup>  
172.71 m<sup>2</sup>

**Reduced headroom**

129.45 ft<sup>2</sup>  
12.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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Mayfield: 01435 874450

Wadhurst: 01892 782287



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.