



burnett's

Individual Property : Individual Service



A generously proportioned detached family house, located in a desirable cul-de-sac in Wadhurst, about 1 mile from the station and about $\frac{3}{4}$ of a mile from the town centre, comprising two reception rooms, kitchen/breakfast room, utility room, WC, six bedrooms, two bathrooms, integral double garage, front and rear gardens. EPC: D
Guide Price £900,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



9 Mayfield Park

Durgates, Wadhurst, TN5 6DH

Guide Price £900,000 Freehold

Mayfield Park is a small, perfectly formed and well maintained cul de sac, comprising individual, detached family houses, largely built in the late 60s/early 70s.

No.9 is a half-brick, half-weatherboarded, double fronted house with double glazed windows and feature curved Juliet balcony. The house offers six bedrooms over two floors, with optional use as studies or hobby rooms.

There is a good frontage to the house, with off-road parking and attached double garage, plus a good sized garden to the rear, which backs onto woodland, providing a very private and green outlook.

Particular features include attractive curved bay windows to the front, a coal effect gas fire in the sitting room, with stone surround and hearth, parquet wood flooring in the dining room, a large, double aspect kitchen/diner with lots of cupboards and worktop space and integrated appliances including a Neff microwave oven, AEG grill and oven, Neff five-ring gas hob, Bosch dishwasher and fridge freezer.

Five of the six bedrooms are good sized double bedrooms with built-in wardrobes. The main bedroom has an en suite bathroom.

The property has been well maintained over the years, yet is considered to offer scope for modernising.

The property is located about three quarters of a mile from the centre of Wadhurst, although there are amenities close-by in the Durgates area including a service station, convenience store and hair salon. The Sacred Heart Catholic Church and preparatory school are also very close. Between Durgates and Wadhurst, the Sparrows Green area also has a larger convenience store and "good" (Ofsted 2024) primary/nursery school. Wadhurst centre offers a wider range of facilities including a Jempson's supermarket with post office, pharmacy, butcher, green grocers, cafes, food outlets and much more. There is also Uplands Academy and sports centre and several groups and clubs to get involved with.

Wadhurst rail station is about 1 mile away with regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

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. There are bus services through Wadhurst, serving the station and Tunbridge Wells.

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. The South Coast is also easily accessible down the A21, which is nearby.

Material Information:

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

Mains gas, electricity, water and drainage.

The property is believed to be of brick/block construction with half-weatherboarded elevations under a tiled roof.

We are not aware of any safety issues or cladding issues or 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. Purchasers should be aware that there is a restriction preventing the carrying out of a trade or business at the property.

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

According to Ofcom, Superfast broadband is available to the property. Mobile Coverage is limited indoors.

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		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

