



An opportunity to purchase a new home of just under 4,000 sq ft in a prime location in Wadhurst, offering generous room sizes, five bedroom suites, a wonderful open plan kitchen/living/dining space plus two further reception rooms, study, utility/boot room and WC, accompanied by a detached double garage, electric gated parking and garden. Get in early to make choices on the finishing touches and save on stamp duty! Predicted EPC rating: B

Guide Price £1,675,000 Freehold

Oak Ridge House

Mayfield Lane, Wadhurst, TN5 6HX

Guide Price £1,675,000 Freehold

*** Please note, the images in these marketing details are computer generated to give an idea of the design of the house/ kitchen and may vary. Similarly, the floor plan measurements are from architect drawings and may vary.**

Currently under construction and offering an opportunity for purchasers to dictate the interior finish if they act fast. Kitchen, bathrooms and flooring are yet to be ordered. You could kit this house out to your own tastes and really make it your own.

Accompanied site visits can be arranged with notice to gain a feel for the size and layout of the house. Please contact Burnett's to book this in.

The house is set back from Mayfield Lane on the North side. It is proposed that the driveway, which forks off from an existing driveway to the neighbouring property, will have electric gates opening onto a gravel bonded driveway leading to a detached double garage and down to the house. The Western boundary is well established and offers a high degree of privacy. Hedge saplings have been planted along the Eastern boundary, where it is also proposed that there will be fencing to screen the next door property from view as well.

It is proposed that there will be a timber framed porch with windows each side of the front door. This will open into an entrance hall that invites people down into the generous open plan kitchen/living/dining space with wide bi-folding doors in turn leading out to a broad paved patio, ideal for entertaining. There are then two further large reception rooms, one at the front of the house with a bay window and one next to the kitchen with bi-fold doors opening out to the patio at the rear. In addition, there is a study, WC, utility and boot room arranged over the split level ground floor.

There are four generous bedroom suites on the split level first floor, all with en suite bath/shower rooms and dressing areas/rooms. On the top floor are another two rooms and a bathroom that could be utilized as a fifth bedroom suite or perhaps a recreational space/playroom/office.

To the rear of the property will be a broad paved patio, accessed via the wide bi-folding doors from the kitchen and family room. This will form the main area of garden, which will get good afternoon/evening light and will be ideal for summer dining and entertaining. Beyond this is an area of lawn.

The property is located off Mayfield Lane in Wadhurst, considered to be one of the premier roads in the popular town, comprising mostly large detached houses. This property lies just under 1 mile from the centre of Wadhurst, which has recently

been voted the best place to live in the UK, largely due to its community spirit, array of amenities and beautiful surrounding countryside. There are a couple of convenience stores in the Durgates area, which are closer. There are cafes and restaurants in the town, as well as a sports centre, medical practice, dentist, pharmacy, several independent shops and other facilities including Anglican and Catholic Churches.

The mainline station is just over 1 mile away providing fast and frequent services to London Charing Cross and Cannon Street (London Bridge in under 1 hour).

The town is also well supplied with schools including excellent nursery, primary, secondary and Catholic Preparatory schools.

Royal Tunbridge Wells is located about 7 miles to the North-West proving more mainstream shopping opportunities, larger supermarkets, additional educational facilities including grammar schools and leisure/recreation facilities including theatres and a cinema.

Wadhurst and this property fall within the High Weald Area of Outstanding Natural Beauty and the surrounding countryside provide ample opportunities for those that like to walk, cycle and ride. Most notably, Bewl Water Reservoir is close-by and Bedgebury Pinetum is also a popular attraction.

Material Information:

Air source heat pump supplying underfloor heating and radiators. Mains water and electricity. Private treatment plant drainage.

Wealden District Council. Tax Band to tbv

The property is of brick/block and timber construction with half-tile-hung elevations under a tiled roof.

There are not safety or cladding issues and no asbestos at the property.

The property is located within the High Weald AONB.

The title is yet to be registered. We are not aware of any restrictions due to be put on the title and the relevant easements will be in place re access. We suggest you seek legal advice on the title.

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

According to Ofcom, Superfast broadband is available at the property. Mobile phone coverage is limited.

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

The property does not have step free access.

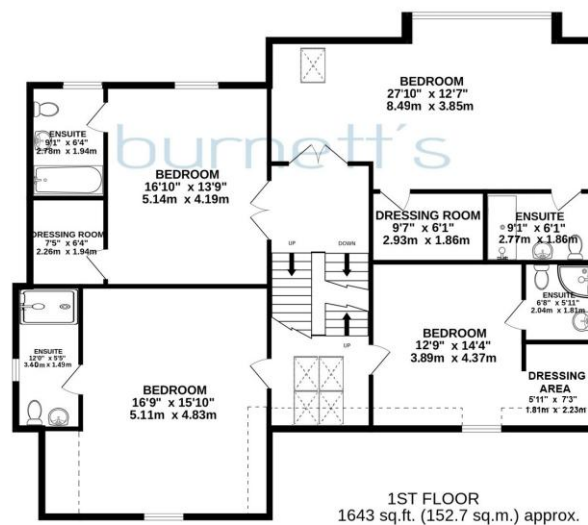
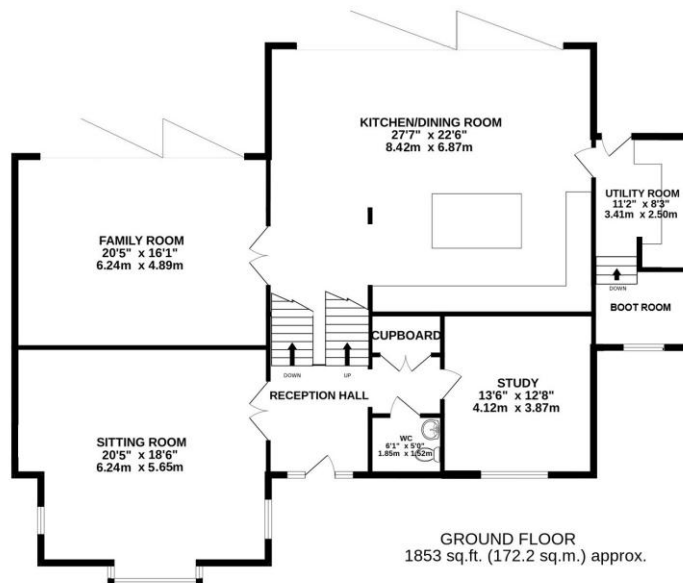


burnett's

Individual Property : Individual Service

Mayfield: 01435 874450
Wadhurst: 01892 782287

www.burnetts-ea.com



TOTAL FLOOR AREA : 3915 sq.ft. (363.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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