



A deceptively spacious and much improved detached family house set on a quiet residential cul-de-sac on the North-Eastern outskirts of Wadhurst, about 1.5 miles from the station, 1.3 miles from the town centre and close to Bewl Water and miles of countryside walking. Comprising: sitting room, study, kitchen/dining room, utility room, WC, 4 double bedrooms, 2 shower rooms (1 en suite), garden room, off-road parking for several vehicles, front garden and southerly facing rear garden. EPC Rating: D

Guide Price £750,000 Freehold



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15 Deepdene

Wadhurst, East Sussex, TN5 6EL

Guide Price : £750,000 Freehold

Built in the early 1970s, and significantly remodelled, extended and updated by the present owners, 15 Deepdene is a deceptively spacious detached family house, tucked away in a quiet location on the rural fringe of this popular town.

The generous accommodation is arranged over two floors, and benefits from double glazing and gas central heating.

The house is approached over a herringbone brick driveway, which has recently been extended. There is a broad stretch of lawn to one side of the driveway, interspersed with young trees.

The front door opens into a light and spacious hallway, which in turn leads through to the kitchen/dining room, with doors opening into the study and utility room along the way.

The open plan kitchen/dining room has two windows and a part-glazed stable style door to the side of the house, where there is a courtyard area, with wide steps leading up to the rear garden. The kitchen is fitted with stone-colour oak shaker units with oak worktops and integrated appliances including a Lamona fridge freezer and dishwasher and Neff oven and induction hob.

The adjoining utility room has further wall and base units with Lamona fridge, freezer, washing machine and tumble dryer. There is a ground floor WC accessed through the utility room.

The impressive 30' long, double aspect sitting room features a bar and a fireplace with woodburning stove and Oak mantel. Stairs with a glass balustrade lead up to the first floor, with built-in storage below. At the top of the stairs, you are invited through to the beautiful triple aspect garden room with roof lantern and double doors leading out to the garden. This is a year-round reception space that links the accommodation out to the rear garden, which is at first floor level.

The first floor also accommodates four double bedrooms, all with built-in wardrobes, a family shower room and an en suite shower room. One of the front bedrooms has a door out onto a wisteria adorned balcony with far-reaching elevated views over roof tops towards the North Downs.

There is also a generous, boarded loft, which is considered to offer potential for conversion, subject to the usual consents. There is already a window to the rear and the vendors had investigated the option to

install a window to the front as well, which a builder thought would be possible.

The southerly facing rear garden is well screened from neighbours and has been beautifully landscaped to provide a broad paved sun terrace, a raised decked terrace, colourfully planted flower beds, an area of lawn and a further raised decked patio with feature fish ponds and a large potting shed. There is also a courtyard area to the side of the house, with space for a hot tub and a further space on the other side of the house that could accommodate a shed.

The property is located on a quiet cul-de-sac off Balaclava Lane on the North-Eastern fringe of the town, about 1.3 miles from the town centre. There is a local shop in Sparrows Green about $\frac{3}{4}$ of a mile from the property.

Wadhurst is a popular old market town with a vibrant community and many useful facilities, including a Jemson's supermarket and Post Office, a family run butcher's shop, greengrocers, pharmacy, delicatessen, florist, hairdressers, a high quality gift shop and ladies outfitters and an excellent library and book shop. Wadhurst also benefits from very good local Doctor, Dentist and Vet practice, cafes, a pub (plus The Old Vine in Cousley Wood, within a mile) and an Indian restaurant. There is also a gym at Uplands, a commemoration hall that hosts a number of classes and events throughout the year, and various sports clubs including tennis, cricket and football. There is a recreation ground with childrens' playground and tennis courts about a third of a mile from the house.

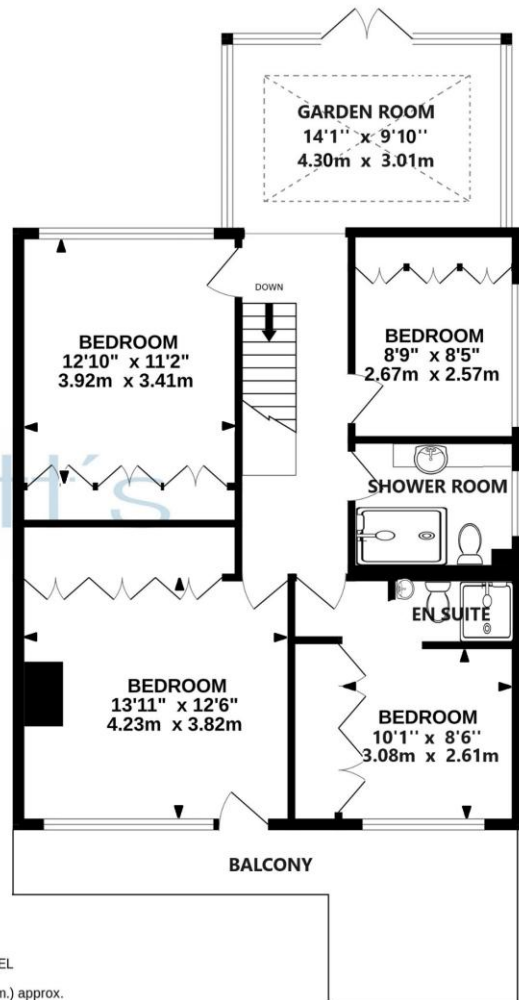
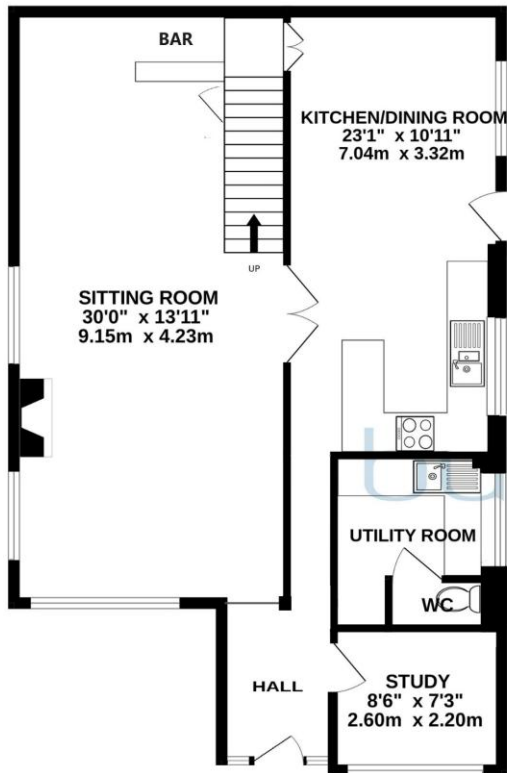
Wadhurst has a good local primary school as well as Uplands (secondary) Academy and the Sacred Heart Catholic School. There are several more options in surrounding villages and in nearby Tunbridge Wells, which also has grammar schools.

There are some wonderful walking opportunities in the surrounding countryside, which is designated as an Area of Outstanding Natural Beauty, most notably around Bewl Water Reservoir, which offers sailing and other outdoor pursuits, and nearby Bedgebury Pinetum.

Wadhurst station is about 1.5 miles from the property, with fast and regular services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). You can also catch the train, or a bus, to Tunbridge Wells, which is the nearest big shopping centre (about 7 miles).

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



15 DEEPDENE, WADHURST, TN5 6EL

TOTAL FLOOR AREA : 1752 sq.ft. (162.7 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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Material Information:

Wealden District Council. Tax Band F (rates may rise upon completion).

Mains Gas, electricity, water and sewerage.

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

We are not aware of any safety issues or cladding issues. Due to the age of the property it is possible that there may be asbestos in some areas of the construction of the building.

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: Ultrafast broadband is available in the road.

Mobile Coverage: There is limited mobile coverage from various networks.

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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

