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Individual Property : Individual Service



A highly energy efficient, spacious and light, detached house, tucked away in a quiet spot yet within easy reach of the schools, shops and station in Wadhurst. Comprising: Sitting room, kitchen/dining room, study, utility room, WC, three double bedrooms, bathroom, lots of useful storage cupboards, an attached garage, off-road parking and South-East facing garden. EPC: B

Guide Price £695,000 Freehold



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SALES 2024



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West View

Mount Pleasant, Wadhurst, TN5 6UH

Guide Price £695,000 Freehold

Built in 2012 and changing hands for the first time, this beautifully presented, modern detached home was designed with energy efficiency in mind. The property comes with an impressive 15 solar panels, with associated storage batteries, air source heat pumps and thermodynamic water heating system. The ground floor heating is underfloor and the first floor has radiators. There are also three air conditioning units in the sitting room and two of the bedrooms.

The house offers excellent built-in storage off the hallway, stairwell and landing.

The generous triple aspect sitting room has French doors leading out to the South-East facing garden, engineered oak flooring and a feature fireplace housing a multi-fuel stove. Separate to the sitting room is a useful study room.

The spacious kitchen/dining room is double aspect with French doors leading out to the rear and an adjoining utility room. The kitchen is fitted with wall and base units including pan drawers, tall larder units and carousel in the corner cupboard. The worktops are pale composite stone and the floor is laid with travertine tiles. Appliances include a Bosch dishwasher, Leisure electric range cooker and LG American style fridge freezer.

Two of the bedrooms have fitted wardrobes. All three will accommodate double beds. One is triple aspect and one has French doors to a Juliet balcony. They are served by a well appointed bathroom with bath and separate shower cubicle. There is a separate WC on the ground floor for convenience.

The garden lies primarily to the South-East end of the house and is fence enclosed with gates to the front and side of the house, making it secure for pets and young children. There is a paved patio for outdoor dining and entertaining, accessed off the sitting room, and pathways leading around both sides of the house. Along the rear boundary is a raised shrub/flower bed, a log store and garden shed.

The house comes with a gravel driveway providing off-road parking for two to three vehicles in addition to the attached garage, which houses the batteries for storing energy.

West View is located on a unadopted road, tucked-away in the popular Sparrows Green area of Wadhurst. Sparrows Green has a Co-op convenience store, good primary school and pre-school. Nearby is a recreation ground with tennis and football clubs as well as a children's playground.

The centre of Wadhurst is about half a mile from the property, offering a Jempsons' supermarket with Post

Office facilities, a family run butcher's, greengrocer, chemist, delicatessen, florist, hairdressers, a high quality gift shop and ladies outfitters, an excellent library and book shop.

Wadhurst has a wonderful community spirit with churches, social and sporting groups to get involved with, should you wish. The historic market town also has pubs, restaurants/food outlets, cafes, an art gallery, a doctor's practice and dentist.

In addition to the pre-school and primary, there is Uplands secondary Academy and the Sacred Heart Catholic School in Wadhurst.

Wadhurst railway station is just over 1 miles away, with regular and fast services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). There is also a frequent bus service operating to nearby Tunbridge Wells, which offers a wider selection of amenities including large supermarkets, High Street and boutique clothing stores, restaurants, a theatre, cinema and much more. Tunbridge Wells also has very high achieving grammar schools.

The area is designated as one of outstanding natural beauty and there are many beautiful walks to be enjoyed on the numerous footpaths and bridleways that criss-cross the area. The ever popular Bewl Water Reservoir, which offers sailing and other outdoor pursuits, and Bedgebury Pinetum are both close by.

Material Information:

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

Mains electricity, water and drainage. Private renewable energy provided by solar panels (with batteries) and air source heat pump plus thermodynamic water heating system.

The property is believed to be of brick/block construction with a tiled roof.

We are not aware of any safety issues or cladding issues or asbestos at the property.

The property is located within the High Weald AONB. The title has 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.

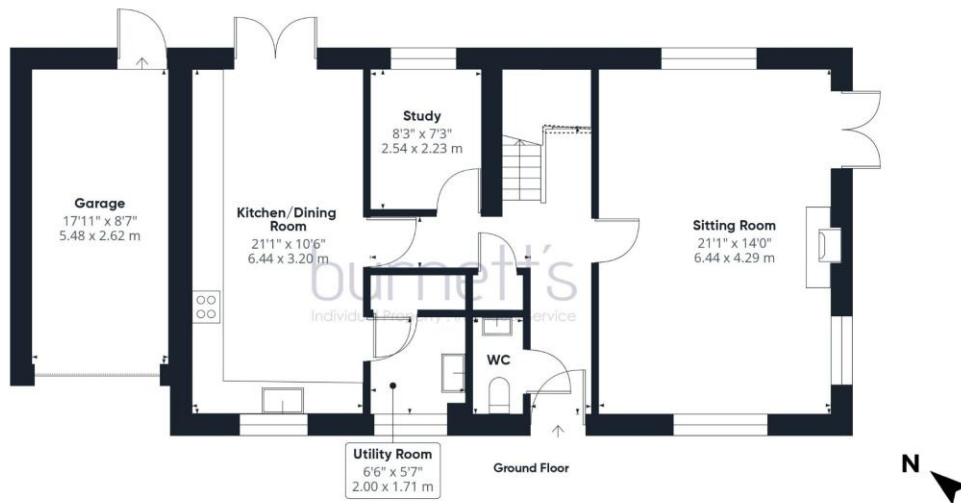
Broadband coverage: we are informed that Ultrafast broadband is available to the property.

Mobile Coverage: There is variable 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.



Approximate total area
(excluding garage)
1431 ft²
133 m²

Garage
161 ft²
15 m²

Reduced headroom
130 ft²
12.1 m²

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Wadhurst: 01892 782287

www.burnetts-ea.com

