



Peter
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Garden With Countryside Views In Wallcrouch

Guide Price £875,000

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Set in the hamlet of Wallcrouch this is a beautifully presented detached family home. The house sits on approximately 1/3 of an acre. With its attractive brick and tile-hung elevations beneath a tiled roof, this modern property offers a warm and welcoming presence. Generous double-glazed windows flood the house with natural light, providing delightful views over the mature gardens and surrounding countryside.

The house has recently been fully refurbished by the current owners, including natural Sisal carpets and a stair runner. Heronwood offers spacious, light-filled accommodation with the majority of rooms benefitting from a double-aspect layout. The house is immaculately maintained and provides scope for further extension STP, making it a perfect long-term family home. A particular highlight is the elegant conservatory, added in 2011, creating a wonderful space to relax or entertain while enjoying the garden views. The ground floor features a large welcoming entrance hall and a generous sitting room with a working feature fireplace. The bright and stylish kitchen/breakfast room has a comprehensive range of units and a free-standing breakfast bar/storage unit. The house comes with an electric double oven, a ceramic hob and a bespoke cabinet unit for the fridge freezer. A door from the kitchen provides direct access to the garden. Additional ground-floor amenities include a practical utility room with ample storage, a sink and a cloakroom. Upstairs, the spacious landing includes a large airing cupboard and an additional storage cupboard. The principal bedroom features fitted wardrobes and a contemporary en-suite shower room. Three further double bedrooms offer ample space for family and guests, all served by a well-appointed newly refurbished family bathroom.

Outside, the property is approached via a gravel driveway with parking for several vehicles, alongside a detached double garage. The front garden is bordered by established plants and shrubs, with wisteria growing across the front elevation. At the side is gated side access leading to the stunning rear garden. The lovely mature garden includes three apple trees, a pear tree, and a well-stocked vegetable garden. Situated in the High Weald with an AONB the house offers uninterrupted views across fields, with glimpses of Bewl Water and beyond.





- GUIDE PRICE £875,000 TO £900,000
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- LARGE GARDEN WITH VIEWS TOWARDS A WOODLAND
- A BEAUTIFUL KITCHEN/ DINER
- EPC RATING D
- DETACHED FOUR BEDROOM HOUSE
- DOUBLE GARAGE AND DRIVEWAY
- WITHIN CLOSE PROXIMITY TO TICEHURST & WADHURST
- LIVING ROOM WITH ADJOINING CONSERVATORY
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart