



WINSTONS

Mayfield Lane, Durgates, Wadhurst, East Sussex



A SUPERB FAMILY HOUSE, CLOSE TO AMENITIES AND STATION

Wadhurst town 0.5 of a mile. Wadhurst station 1 mile (London Bridge from 54 minutes). Tunbridge Wells 6.5 miles (London Bridge from 44 minutes). Gatwick airport 29 miles. London 49 miles.
(All times and distances approximate)

			EPC
5	5	3	A

Local Authority: Wealden District Council
Council Tax band: G
Tenure: Freehold
Services: Mains water, electricity and drainage. Gas-fired central heating.
Postcode: TN5 6DG

What3words: www.what3words.com/haven.pheasants.librarian



SITUATED IN A SOUGHT-AFTER AND CONVENIENT LOCATION

Winstons is situated on the popular Mayfield Lane, only half a mile from the small market town of Wadhurst and within the High Weald Area of Outstanding Natural Beauty. Wadhurst provides good shopping and commercial facilities, parish church, private and state primary and secondary schools. Further amenities are available at Tunbridge Wells. Wadhurst station is just 1 mile away and provides regular services to London Bridge/Charing Cross, as does nearby Tunbridge Wells.

There is a good selection of state and private schools in the area including Wadhurst Primary School, Uplands College in Wadhurst, St Leonards (girls) at Mayfield, Holmewood House Preparatory School at Langton Green, Marlborough House Vinehall at Robertsbridge







THE PROPERTY AND GARDENS

Winstons comprises a modern, detached family house built to an incredibly high standard approximately 11 years ago. The beautifully presented property offers spacious and well-proportioned family accommodation, arranged over three floors, and includes an impressive bespoke fitted kitchen/breakfast room with two integrated Siemens fridge/freezers, Quooker tap, Neff dishwasher, Carrara marble quartz worktops and limestone tiled floor.

The bath/shower rooms have high quality fittings and Duravit Starek 3 sanitary ware. The house also benefits from painted oak internal doors, a spacious reception hall with limestone tiled floor and a bespoke painted oak staircase with a Roger Oates stair runner, fitted carpets, under floor heating to the ground floor and wiring for multimedia systems. There is also fabulous bedroom/teenager's suite/hobbies room on the second floor.

Outside, the property is approached via a brick paved driveway leading to a detached double garage and parking area. The landscaped gardens are laid to lawn, hedged and fenced on all sides. To the rear of the house there is a large paved terrace, ideal for al





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Approximate Gross Internal Area =
House: 292.3 sq m / 3147 sq ft. Restricted Head Height: 20.7 sq m / 223 sq ft.
Garage: 32.5 sq m / 350 sq ft. TOTAL: 345.5 sq m / 3720 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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