



Connells

Baldock Road
Wadhurst



Property Description

Discover the elegance and charm of this stunning five-bedroom family home, nestled in a peaceful cul-de-sac in the desirable Wadhurst Village. Designed with style and comfort in mind, this property offers a spacious, modern feel, enhanced by high-end upgrades such as Bosch appliances, solid wood flooring, and Nest heating.

The ground floor features a welcoming entrance hall, a triple-aspect living room, a utility room with ample storage, a downstairs cloakroom, a formal dining room, a snug/home office, and a spectacular open-plan kitchen/dining/living area. The high-end kitchen, with its premium integrated appliances, is the heart of the home, ideal for those who love to entertain and showcase their culinary talents.

Upstairs, you'll find a bright landing leading to five generous double bedrooms, including a master with an en-suite shower room. A luxurious family bathroom completes this floor. There is also potential to extend into the loft to create additional bedrooms, subject to relevant planning permission.

Outside, the property boasts a beautifully landscaped, secluded South facing rear garden. The expansive patio area, accessed directly from the utility and lounge, is perfect for alfresco dining during the summer days and the stunning wooden decking area at the rear of the garden is a prime spot to soaking up the sun into the afternoons/evenings. To the front, a private driveway providing parking for multiple vehicles, along with a double garage.

Ground Floor

Entrance Hall

Downstairs W.C.

Lounge

21' 7" x 13' 2" (6.58m x 4.01m)

Formal Dining Room

13' 3" x 12' 5" (4.04m x 3.78m)

Snug/Office

11' 8" x 11' 2" (3.56m x 3.40m)

Kitchen/Breakfast Room

20' 3" x 12' 4" (6.17m x 3.76m)

Utility Room

First Floor

Landing

Bedroom One

13' 9" x 12' 6" (4.19m x 3.81m)

En-Suite

Bedroom Two

13' 9" x 11' 3" (4.19m x 3.43m)

Bedroom Three

12' x 9' 9" (3.66m x 2.97m)

Bedroom Four

11' 8" x 9' 8" (3.56m x 2.95m)

Bedroom Five

10' 1" x 9' 8" (3.07m x 2.95m)

Family Bathroom

Driveway

Double Garage

Rear Garden

Additional Upgrades

- Hardwood (Iroko) Decking At The Rear Of The Garden
- Outdoor Pizza Oven
- Wooden Shed With Power & Light
- Solar Panels Providing Hot Water
- Garage With Electric Double Doors
- Refitted Kitchen In 2022 With An Array Of Appliance (Including Bosch Hob) & Granite Work Surfaces From Granite Transformation
- Stuart Turner Water Pressurised System
- Bathroom Mirrors With Built-In Bluetooth Speakers

Location

Baldock Road is situated in an area known as Castle Park, within half a mile walk of Wadhurst itself and one mile of the Main Line Station providing excellent links to both London and the coast, both reachable within the hour. The property is also a few hundred yards from a bus stop and open countryside.

Wadhurst also offers Churches of various denominations within a good and strong community. Socially, there are numerous options including Period Inns, Gastro Pubs, Restaurants, Cafes, an Art Gallery and various other Societies and Clubs.

For shopping, there are two excellent local supermarkets (one with a post office), a small Morrisons, a petrol station and a dental practice within walking distance, - a chemist, a delicatessen, a florist, hairdressers, beauty therapists, a book shop, a small library and high quality gift shop and ladies' outfitters. Additionally, Wadhurst has a very good local doctor surgery and dental practice.

There is an excellent choice of education and care from Nurseries and Primary Schools through to Secondary schools, for both boys and girls in the private and state sector.

Nearby leisure facilities include tennis, football, an excellent children playground and a Community sports centre. There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever-popular Bedgebury Pinetum and Bewl Water Reservoir which offers sailing and other outdoor pursuits.

Approximately six miles North of Wadhurst lies the charming Spa town of Royal Tunbridge Wells, known for its excellent shopping and picturesque regency-style paved Pantiles area, theatres and various other leisure facilities. This town also boasts highly successful grammar schools.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
Band: G

Tenure: Freehold

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