



125

— YEARS OF —

**Lambert
& Foster**



WOODLARK HOUSE
BALACLAVA LANE , WADHURST, EAST SUSSEX, TN5 6EH



**Lambert
& Foster**

TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 43 MILES | WADHURST STATION 1.4 MILES

WOODLARK HOUSE, BALACLAVA LANE, WADHURST, EAST SUSSEX, TN5 6EH

A detached three-bedroom new build “Eco House” in a sought-after rural location on a quiet country lane in Wadhurst with spectacular views. The property has more than 1150sqft. of internal living space and has been meticulously designed and constructed utilising variety of energy savings technologies.

ASKING PRICE £725,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this exceptional three-bedroom detached “Eco House” in a beautiful rural setting near the popular market town of Wadhurst.

The property benefits from an “upside down” configuration with the living space on the first floor to capitalise on the magnificent views across the surrounding countryside.

This new build property has been designed and built to an exacting standard throughout and boasts a host of energy savings features including an air source heat pump, Structurally Insulated Panels, a MVHR ventilation system and underfloor heating to offer contemporary living in a sought-after setting with a U value of around 0.15 (TBV).

Entering through the front door on the ground floor you enter a hallway with oak flooring leading to the three double bedrooms, one with an ensuite shower room, and a beautifully appointed modern bathroom. Also, on the ground floor is a cloakroom. Taking the stairs to the first floor you find a truly wonderful space – an open plan kitchen/living/dining room. This magnificent room has windows framing the countryside views to the front and bi-folding doors to the rear leading to a raised terrace which leads on to the rear garden. The kitchen is of excellent specification with Quartz worktop, bespoke wall and floor cabinets and integrated appliances. The kitchen island houses an induction hob with integrated extractor.



DESCRIPTION

Outside the property is accessed via its own private drive leading to a stone driveway with ample parking for several cars. There is also side access to the rear garden. The garden is mainly laid to lawn, and the terrace is the perfect spot for entertaining and dining al-fresco.

Balaclava Lane is a quiet rural lane located on the outskirts of the popular market town of Wadhurst in the heart of East Sussex in an Area of Outstanding Natural Beauty.

The nearby train station in Wadhurst has direct links to London.

- Eco House
- Air Source Heat Pump
- Underfloor Heating
- Ample Parking
- Chain Free



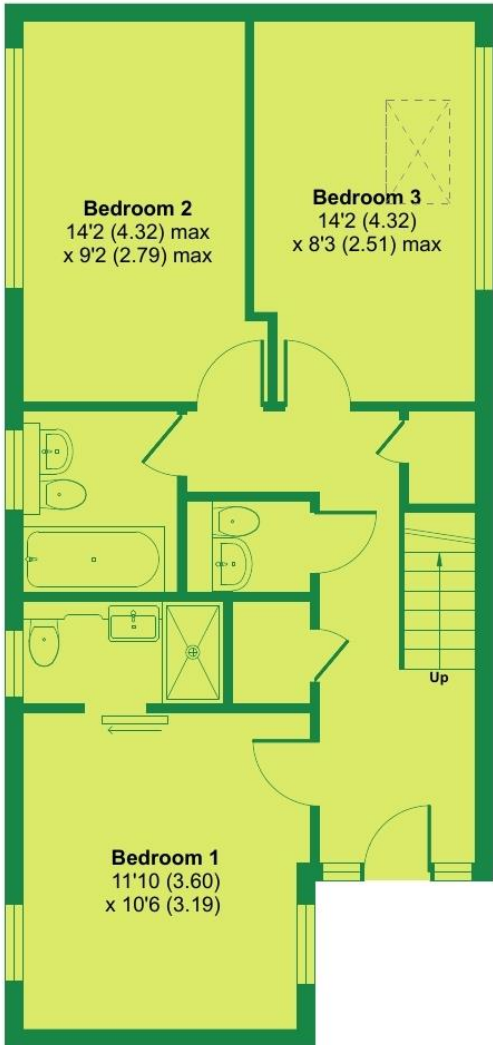


FLOORPLANS

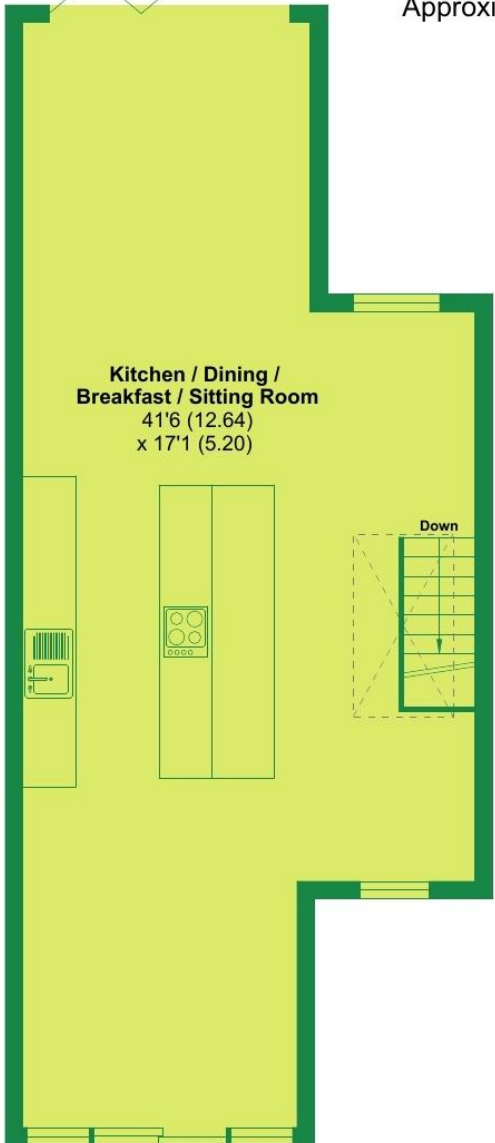
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Woodlark House, Balaclava Lane, Wadhurst, TN5

Approximate Area = 1157 sq ft / 107.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





VIEWING: By appointment only. **Sussex Office:** 01435 873 999.

WHAT3WORDS: ///TALLER.HUMAN.WINDY

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Air Source Heat Pump

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band E **EPC:** TBC (Ask Agent For More Details)

COVENANTS: Covenants Relate to this property please contact the office for more information

PHYSICAL CHARACTERISTICS: GULAM post & beam construction.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS