



WARD CLOSE

WADHURST - GUIDE PRICE £795,000



5 Ward Close

Wadhurst, TN5 6HU

**Large Reception Hallway - Downstairs Cloakroom -
Separate Dining Room With French Doors To A 17'11
Sitting Room With Further French Doors To The Garden -
Kitchen/Breakfast room With Space For Small Table -
Stairs To First Floor - Master Bedroom With En-Suite
Shower Room - Second Bedroom With En-Suite Shower
Room - Three Further Well Proportioned Bedrooms -
Family Bathroom- Gas Central Heating - Double Glazing -
Double Width Driveway Leading To An Integral Double
Garage - Good Sized Fully Enclosed Rear Garden - Cul-De-
Sac Location - Walking Distance Of The Very Desirable
Wadhurst Village - No Forward Chain**

Set within a small cul-de-sac on a very popular development of similar styled homes close to the village of Wadhurst, is where you will find this five bedroom detached home. The property has a wide range of features offered throughout its well maintained living accommodation, which includes a large sitting room with focal point fireplace and French doors connecting to a separate dining room with attractive bay window. The kitchen/breakfast room has been fitted with a comprehensive range of units with integrated appliances with a personal door giving access to the integral double garage which has an area suitable for utilities. On the first floor there are five bedrooms, both the master and second bedroom have their own en-suite shower rooms whilst the remaining three bedrooms have use of a family bathroom. The smallest bedroom could easily be used as a study from those that require to work from home. The property has an attractive mock Tudor external appearance enhanced by leaded light double glazed windows and its tucked away position provides the rear garden with a great deal of privacy. The property has gas fired central heating system via radiators, there is plenty of parking on the double width driveway and with the benefit of no forward chain this is certainly one home that is sure to attract a great deal of attention upon circulation of these details and therefore an early appointment to view is strongly recommended.





The accommodation comprises, leaded light part glazed door and side windows to:

ENTRANCE PORCH:

Wood effect flooring, coat hanging space, coved ceiling, single radiator. Multi-paned door and side panels to:

ENTRANCE HALL:

Fitted with attractive wood effect flooring, coved ceiling, power points, chrome radiator.

DOWNSTAIRS CLOAKROOM:

White low level WC, pedestal wash hand basin with mixer tap, tiled splashback, tiled floor, single radiator, coved ceiling. Window to rear.

SITTING ROOM:

Wood flooring, coved ceiling with downlighting, additional wall lights, two double radiators. Focal point fireplace with wood surround. Double glazed French doors open to the rear garden and further French doors connect to:

DINING ROOM:

Wood flooring, double radiator, attractive bay window to front, coved ceiling, wall lighting, door to hallway.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with stone worktops. One and a half bowl single drainer sink unit with mixer tap. Electric double oven, five burner gas hob with filter hood above. Freestanding American style fridge/freezer, integrated dishwasher. Tiled floor with underfloor heating, single radiator, coved ceiling with downlighting. Small understairs storage cupboard, personal door to garage. Windows to rear and French doors leading to the garden.

Stairs from the entrance hall lead to **FIRST FLOOR LANDING:**

Coved ceiling, power point, window to front, access to loft space with ladder, radiator. Airing cupboard housing the hot water tank and shelving.

BEDROOM 1:

Two windows to rear, single radiator, coved ceiling, power points, TV point. Two fitted double wardrobes.

EN-SUITE SHOWER ROOM:

Large walk-in shower with plumbed in shower having both rainfall head and hand spray, double wash hand basin with mixer tap, low level WC. Tiling to walls and floor, chrome towel rail/radiator, illuminated wall mirror, coved ceiling, extractor fan. Window to side.

BEDROOM 2:

Window to front, single radiator, coved ceiling. Two built-in double wardrobes.

EN-SUITE SHOWER ROOM:

White low level WC, vanity wash hand basin with mixer tap, shower cubicle with plumbed in shower. Tiled surrounds, tiled floor, single radiator, coved ceiling, extractor fan. Window to front.

BEDROOM 3:

Window to rear, single radiator, coved ceiling, power points.

BEDROOM 4:

Window to front, single radiator, coved ceiling, power points.

BEDROOM 5:

Window to rear, single radiator, power points, wall shelving.

BATHROOM:

White suite comprising of a panelled bath with mixer tap and wall shower, wall mounted wash hand basin, low level WC. Tiled surrounds, wood effect flooring, chrome towel rail/radiator, shaver point, coved ceiling with downlighting. Window to side.

OUTSIDE REAR:

There are several paved patio areas and pathways to provide plenty of space for outside entertaining. These lead to a split level garden being mainly laid to lawn with a combination of raised borders and beds stocked with shrubs and plants, several apple trees, small timber shed to side, outside tap and light. Side pedestrian access leading to the front.

OUTSIDE FRONT:

The front garden being laid to lawn with hedging to boundary, paved path to entrance. Double width driveway leads to the integral double garage fitted with twin up and over doors, one is electronically powered, internal power and light. Wall mounted 'Worcester' gas fired boiler. Space and plumbing for washing machine. Window and door to side.



SITUATION:

The property is situated in a small development just on the outskirts of the main village of Wadhurst with the village facilities including a local primary school, well stocked Co-operative supermarket and some 0.25 of a mile distance the main village centre of Wadhurst itself which offers a further Jempons supermarket, Uplands secondary school, doctors, dentist and a host of well regarded everyday independent retailers, public houses and restaurants. Wadhurst itself has a main line railway station some 1 mile distance from the property offering fast and frequent services to London termini, the South Coast and the nearby town of Tunbridge Wells which itself is some 7 miles distance away. Tunbridge Wells is a vibrant busy spa town and has a fuller mix of social, retail and educational facilities as well as a further station. Wadhurst also enjoys good access to surrounding open countryside and nearby Bewl Water, Kents largest reservoir ideal for sailing and walking.

TENURE:

Freehold

Estate Service Charge - currently £80.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is an employee of Wood & Pilcher.





Ground Floor



First Floor

Approx. Gross Internal Area 2000 ft² ... 185.8 m²
(Includes Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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