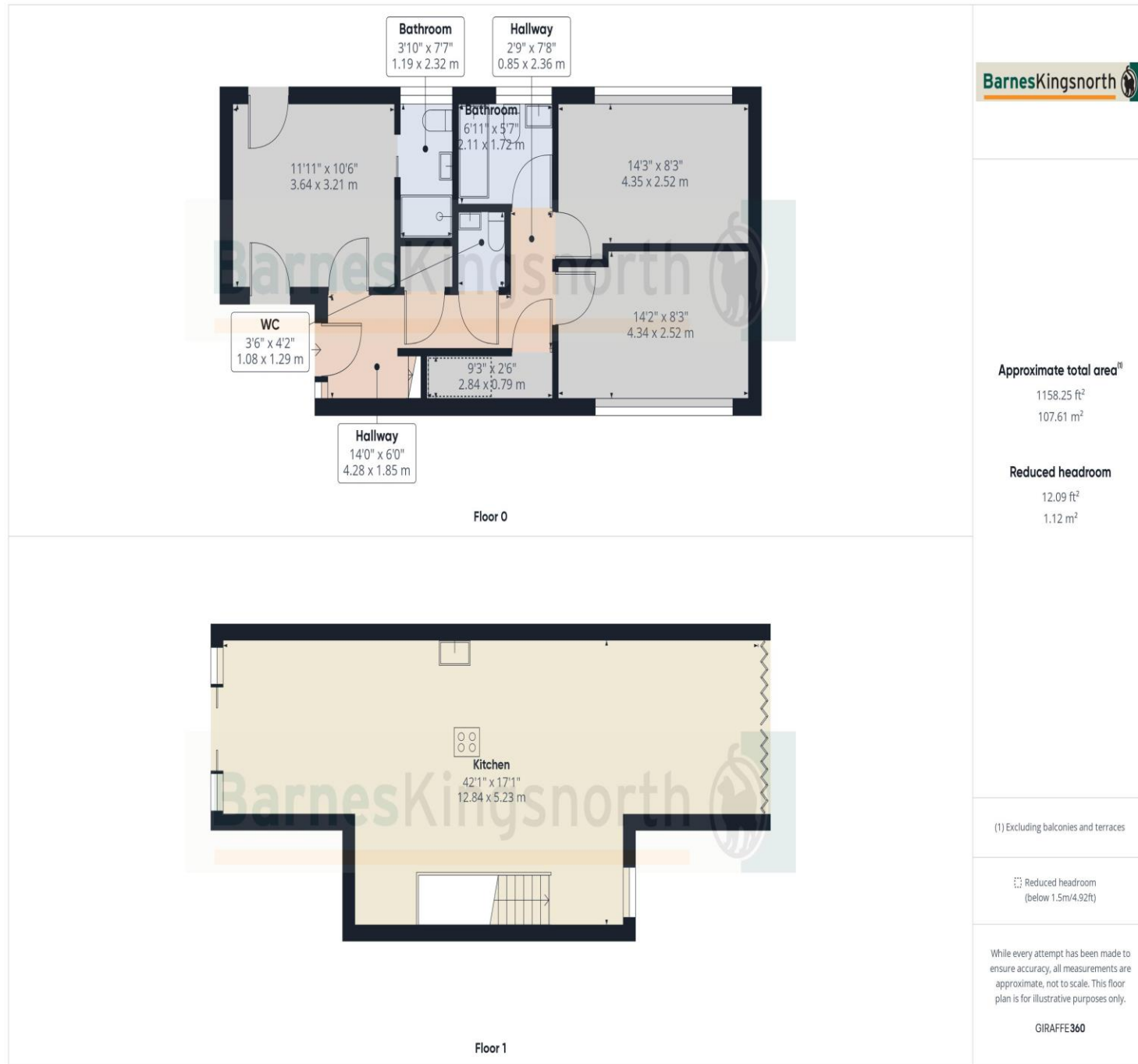


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



Woodlark House, Balaclava Lane, Wadhurst, East Sussex, TN5 6EH

£770,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

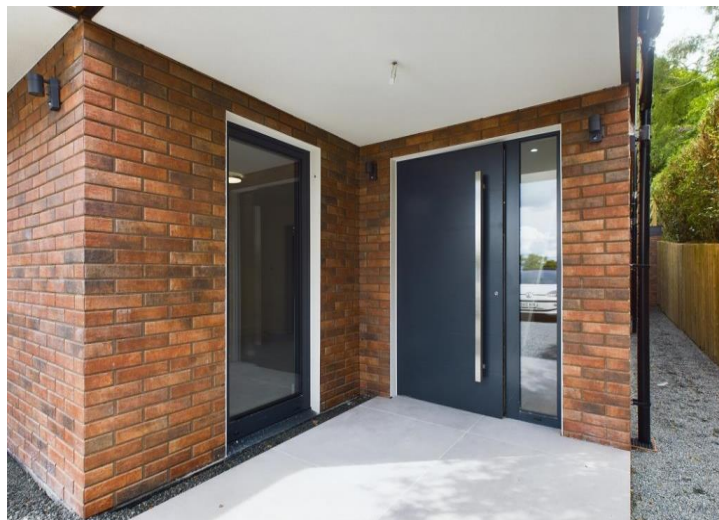
UNIQUE & STYLISH certainly describes this ultra modern, detached family property. Designed to maximise on the beautiful surroundings, this clever 'upside down' house boasts contemporary living for modern day life in the heart of the East Sussex countryside. Smart entrance door into the lower level where the welcoming hallway with oak flooring leads to the three double bedrooms, a luxury bathroom, separate, neat cloakroom and a stylish en-suite shower room to the master bedroom. Fitted understairs cupboard makes good use of the space and has plumbing & electrics for laundry equipment. Stairs to the upper level where you will certainly find the WOW factor as the entire floor area is open plan with fabulous glass doors at both ends, an impressive 'lantern' skylight, areas for dining & relaxing and the striking kitchen area in the middle. A contemporary mix of units with Quartz white worktops provides plenty of storage & workspace and includes Integrated oven and microwave, integrated fridge/freezer and integrated dishwasher. An island unit with induction hob & integrated extractor also incorporates a breakfast bar area... so the art of gently stirring a risotto whilst chatting about the day is smoothly accomplished. It is easy to imagine comfy seating in front of the sliding glass doors to the front, the clear Juliet balcony makes the most of the delightful countryside views. At the other end, bi-fold doors open directly to the large, decked terrace & garden so the perfect place for a large dining table, family meals and entertaining. At over 42' in length the entire room is ready and waiting to be styled by you!

OUTSIDE

Neatly presented frontage with stone driveway & parking for several cars. Side access to the rear garden which is fully enclosed. Steps take you up to the upper level which is laid to lawn. The wide decked, terrace is perfectly placed to enjoy 'al fresco' entertaining or just relaxing and listening to the calming sounds of the countryside.

AGENT'S NOTE: This property is of SIP Construction (Structural Insulated Panels) making it both environmentally friendly and with low running costs. The property is triple glazed with Air Source heat pump providing hot water & underfloor heating. There is a MVHR system (mechanical ventilation and heat recovery) in place. Oak flooring to the hallway and upper floor and a choice of either the oak flooring or carpet in the bedrooms. The luxury bathrooms have white fittings and are fully tiled. Warranty details to be confirmed.

Approximate total area: 115 square metres.



THE LOCAL AREA

Balaclava Lane is situated in the village of Wadhurst in the heart of the Sussex and Kent Weald with beautiful countryside on the doorstep. An area of Outstanding Natural Beauty the small market town was given a Royal Charter back in 1253 and was ranked TOP in the Sunday Times 'Best Places to Live' 2023 list! Wadhurst village centre has a good selection of shops and is a hub for the surrounding small villages. Good leisure facilities including a bowls and cricket club will please the fitness enthusiast, fabulous Bewl Water and a host of water activities just under 5 miles away and renowned Dale Hill Golf and Country Club is at nearby Ticehurst. Schooling is well taken care of with Wadhurst Primary School & Nursery and plenty more within a 5-mile radius. Tunbridge Wells is approximately 6 miles distant where you will find a great selection of Secondary Schools, more extensive retail therapy, plenty of places to wine & dine and the historic Pantiles too! Wadhurst railway station serves routes to London Waterloo and Charing Cross (approx 1 hour), the nearby A21 links to the M25 and all the major motorway networks and a 30-minute drive in the other direction will take you to the seaside town of Hastings.

ROUTE TO VIEW

From Wadhurst High Street (heading towards Tunbridge Wells, take the right hand turning into Cousley Wood Road (B2100) Continue along and Balaclava Lane will be found on the left-hand side, continue along the lane and the property will be found on the left-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: TBC (Projected B)

Council Tax Band: TBC

