



Westview

Mount Pleasant, Wadhurst, East Sussex

An attractive and well-presented detached 3-bedroom modern village house, situated in a quiet, tucked away position within easy walking distance of village amenities. NO CHAIN.

Guide price £635,000 Freehold

Situation: The property is situated in a sought-after position in a quiet residential area of Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is approximately $\frac{3}{4}$ miles distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, bookshop, pharmacy, florist, public houses, wine bar, as well as a doctor's surgery, dentist, primary and secondary schools and a Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1 mile distant and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6 miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres, as well as grammar schools.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, which provides many public footpaths and includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

Description: Westview is a detached house built in 2012 with external elevations of brick beneath a tiled roof and double-glazed windows and doors throughout. The house benefits from a range of highly appealing energy-efficient measures (an air source heat pump, solar panels with storage batteries, a thermal hot water system, air conditioning, underfloor heating, etc) and provides spacious and flexible accommodation of just under 1,500sq.ft/139sq.m (plus an attached garage) and benefits from good natural light and lots of storage.

The accommodation is very comfortably arranged over two floors and includes on the ground floor, the spacious hall with oak flooring (this continues into the reception room and the study), a cloakroom, study, triple aspect reception room extending to over 21' with a fireplace with stone surround and mantel and a multi-fuel burner. French doors open out to the terrace and garden. The double aspect kitchen/dining room with travertine flooring, is fitted with an excellent range of wall and base units and incorporates a Leisure range cooker, LG American-style fridge/freezer and Bosch dishwasher. French doors lead out to the rear kitchen garden area where there is a garden shed, log store and a bin storage area together with rear access into the garage and side access to the front. The utility room, off the kitchen, has a sink unit, washing machine and tumble dryer. Upstairs, there are three double bedrooms and a large bathroom with a separate shower unit. The main bedroom has fitted wardrobes and air-conditioning, and the second bedroom has air-conditioning and a Juliet balcony. There is extensive storage space located either side of the half landing and at the end of the main landing, together with a generous airing cupboard.

Outside, the easy to maintain and delightfully secluded garden enjoys all the best aspects of east, south and west, and offers a lovely area for alfresco dining adjacent to the reception room. To the rear of the house there is a very well-stocked flower and shrub bed, especially ideal for growing herbs being so close to the kitchen. The newly resurfaced front driveway provides parking for up to three cars.

Current EPC rating: B

Services: Mains water and electricity. Air source heat pump. Solar panels with storage batteries and thermodynamic hot water system

Local Authority: Wealden District Council (01892) 653311

Current council tax: F (2026/27 - £3,896.50)

Property address: Westview, Mount Pleasant, Wadhurst, East Sussex TN5 6UH

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



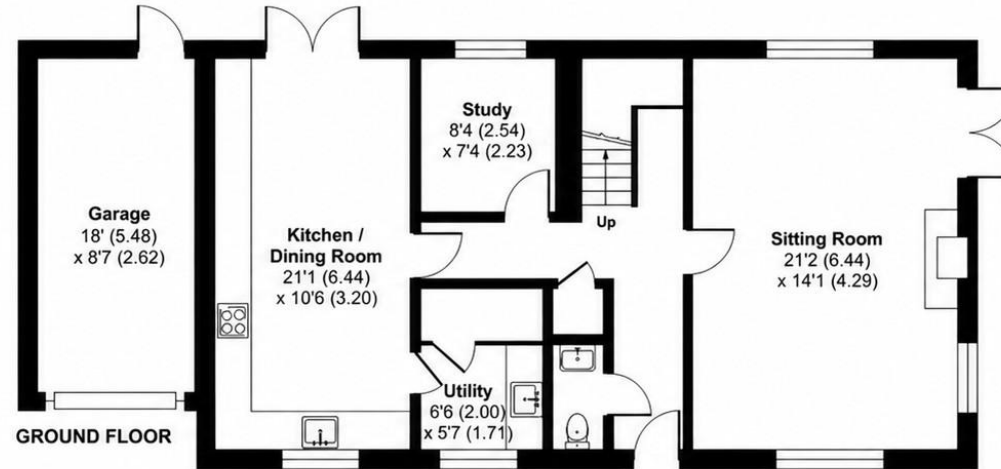
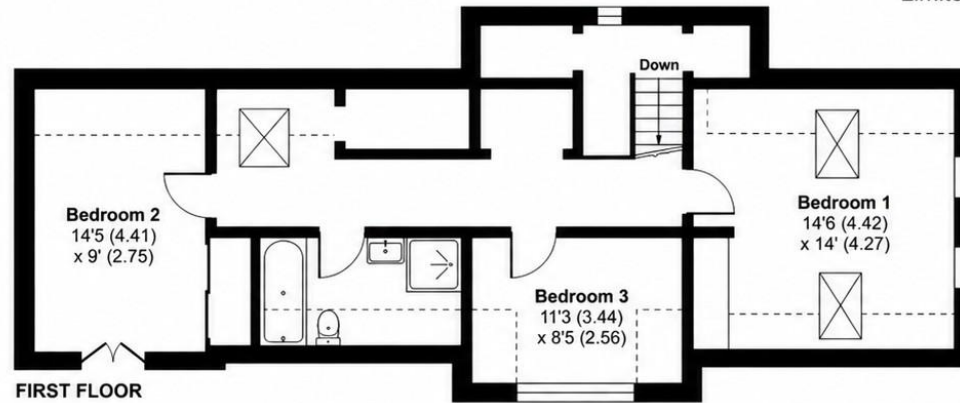
Approximate Area = 1476 sq ft / 137.1 sq m (excludes outbuilding)

Limited Use Area(s) = 145 sq ft / 13.4 sq m

Total = 1621 sq ft / 150.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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