







A handsome, double fronted, detached, Edwardian house, beautifully extended by the present owners to provide 5 bedrooms, two bath/shower rooms and generous living accommodation, combined with off-road parking and a 93' garden, all on a quiet back lane in Sparrows Green, conveniently close to the town's amenities.

EPC: ordered

Offers in Excess of £850,000 Freehold

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Individual Property : Individual Service

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Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
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Offers in Excess of £850,000 Freehold

Built in 1904 and extended by the present owners to the rear and up into the loft, this handsome, detached, period property displays beautifully and offers flexible accommodation.

To the front of the house there is off-road parking for two to three cars. There is also side access to the rear garden.

Arranged over the ground floor are the original front two reception rooms, currently arranged as a snug and dining room, and the two back rooms that have been extended to provide a double ended family sitting room and open plan kitchen breakfast room, with the benefit of a ground floor WC and utility cupboard accessed off the breakfast room. The extension has vaulted ceilings with skylights.

There are feature fireplaces in the snug and sitting room as well as in the bedrooms on the first floor.

The kitchen is fitted with shaker style wall and base units with granite worktops, tiled splashbacks and integrated appliances including a Blomberg fridge freezer, Neff double oven and dishwasher and a Siemens 5 ring gas hob with elica extractor hood over.

The windows have all been replaced by the owners with modern, double glazed sash windows and new French doors have been added to both extended rooms to the rear.

There is useful storage for coats and shoes in the downstairs WC and utility cupboard, which has space and plumbing for a washing machine. There is also further storage under the stairs.

The loft has been converted to provide an open plan principal bedroom suite with dressing area, shower, WC and sinks. It also has useful built in storage in the eaves.

Arranged over the first floor are four further bedrooms and the family bathroom with shower over a panelled bath.

To the rear of the house is a paved patio, ideal for summer dining. A couple of steps lead up to a level lawn with hedge boundaries and planted beds. To the rear of the garden is a screened area concealing two garden sheds and a greenhouse.

The property is located on a quite back lane in the Sparrows Green area of Wadhurst, away from busy roads and popular amongst families due to its close proximity to the primary and pre-schools.

There is a nearby recreation ground with children's play area, tennis and football clubs. Within about a third of a mile there are two convenience stores, the village pre-school and primary school. Wadhurst town centre is just over half a mile away.

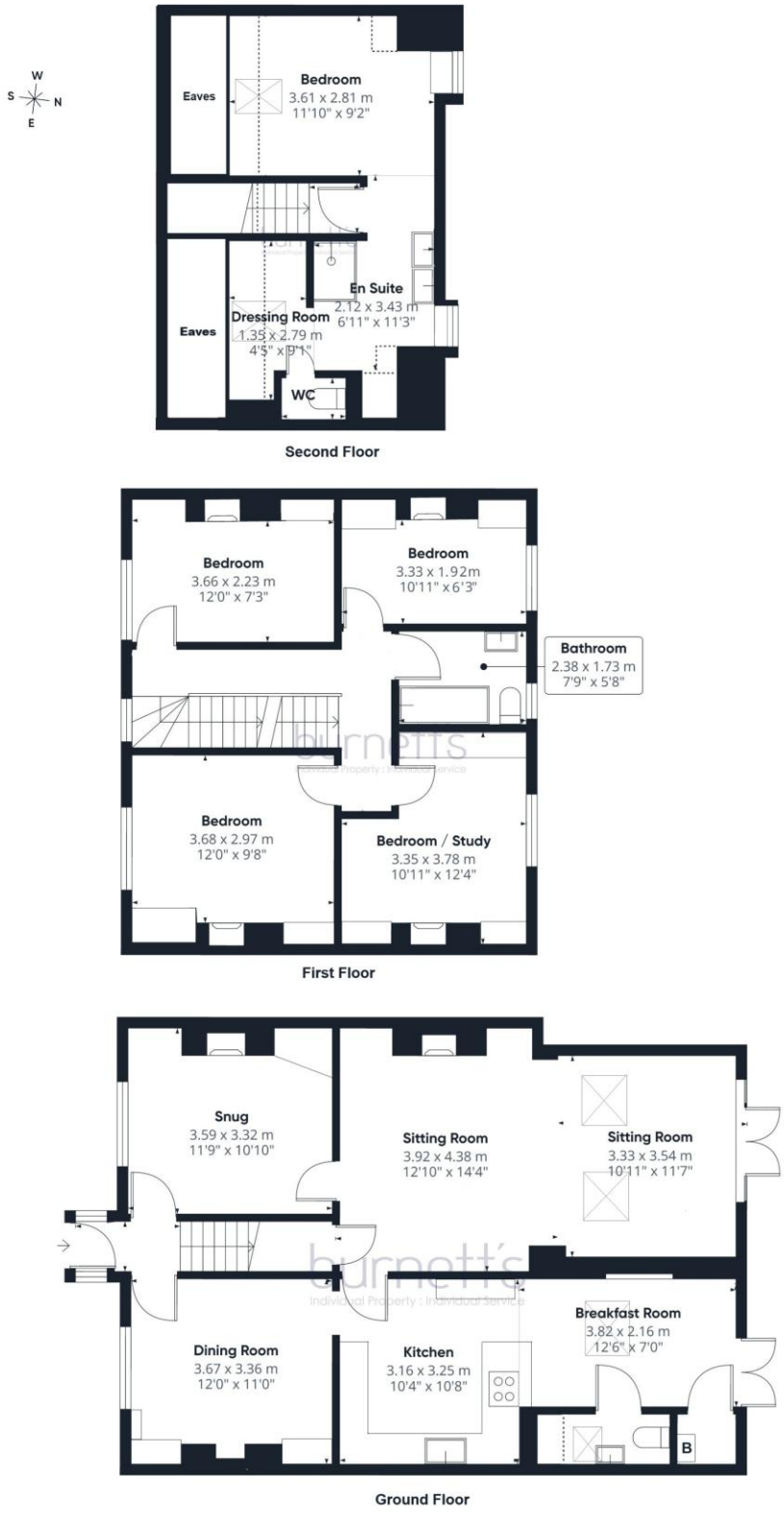
The mainline railway station is just over 1 mile away, with regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

Wadhurst is a vibrant market town with a friendly and interactive community. The attractive High Street, which has some lovely period properties, has retained a number of shops and amenities including a Jempsons supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pub, gift shops, an excellent library and book shop. There is also a monthly farmers market, various clubs and societies to get involved with, a sports centre and a very good local doctors practice and dentist.

Located in the High Weald National Landscape, the surrounding countryside is a delight to drive through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town.

In addition to the pre-school and primary school, there is a state secondary school and a Catholic preparatory school in Wadhurst.

Material Information:
Wealden District Council. Tax Band F (rates are not expected to rise upon completion).
Mains gas, electricity, water and drainage.
The property is believed to be of brick/block and timber construction under a tiled roof.
We are not aware of any safety issues or cladding issues or of any asbestos at the property.
The property is located within the High Weald National Landscape and an Article 4 area.
The title has restrictions relating to a 1904 transfer of the land. We suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.
Mobile Coverage: According to Ofcom, there is variable mobile coverage from various networks, best from Three and 02.
We are not aware of any mining operations in the vicinity.
We are not aware of planning permission for new houses / extensions at any neighbouring properties.
The property does not have step free access.



Approximate total area[(1)]

150.4 m²

1618 ft²

Reduced headroom

4.1 m²

44 ft²

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Awaiting EPC

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.