



burnett's
Individual Property : Individual Service



Offered with no onward chain, this well-proportioned, four bedroom, detached family house with integral garage, driveway and southerly garden is located on the popular Lower High Street in Wadhurst, convenient for access to the school and amenities. EPC: C

OIEO £650,000 Freehold



burnett's
Individual Property : Individual Service

Mayfield Office:

3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB

mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:

The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com
01892 782287



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



Winsome

Lower High Street, Wadhurst, TN5 6BB

OIEO £650,000 Freehold

Built around forty years ago and having been updated over the years, Winsome is a naturally light and generously proportioned detached house, offering further potential to modernise or individually stylise.

The house is set in an elevated position up and back from the road with tree screening to the front. A tarmac driveway leads to a parking area in front of the house and also to the integral garage, which could potentially be incorporated into the accommodation if required.

On entering the house, you come into a spacious hallway with a staircase rising to the first floor. Double glass pane doors open into the sitting room and further doors open into the dining room and ground floor cloakroom.

The generous, triple aspect sitting room has sliding doors to the rear patio and a feature brick fireplace with a coal-effect gas fire. Double glass pane doors lead through to the dining room, which in turn leads through to the kitchen.

The kitchen is well-equipped with an array of white gloss wall and base units with contrasting black worktops, sink and drainer with mixer tap and tiled splashbacks. Appliances include a freestanding range-style cooker with extractor hood over, dishwasher and American style fridge freezer. A window looks out over the rear patio and there is side access via a part glazed door and access to the integral garage, which has space/plumbing for a washing machine.

Arranged over the first floor are four double bedrooms, one with an en-suite shower room, and all offering fitted wardrobes.

The family bathroom comprises of a panelled bath, separate shower cubicle, WC, bidet and vanity unit.

To the rear of the house is a broad, South-West facing paved patio with doors out from the sitting room and side gated access. There is a planted raised border along the rear fenced boundary and a garden shed. Down the South East side of the house is a stretch of lawn and a little summerhouse/garden store.

The house is located on the Lower High Street, only a few hundred yards from the centre of Wadhurst and its abundance of amenities. It is also not far from a network of footpaths leading off into the surrounding countryside and to nearby Bewl Water.

The market town has a very good local supermarket with post office facilities, a family run butcher's,

greengrocer, chemist, delicatessen, various independent shops, Indian restaurants, cafes, two pubs, a doctor's surgery and dentist. It also has a vibrant community with lots of social activities to get involved with and Churches of various denominations. There is a community sports centre at Uplands and various sports clubs in the town.

About 1.6 miles to the north of this property is Wadhurst rail station with regular service to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes). Ideal for commuters or an evening out or shopping day in the City.

Wadhurst has a pre-school, "good" primary school (Ofsted 2024) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.

Approximately 7 miles North of Wadhurst is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

The Coast (Hastings) is also within about 45 minutes of 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 construction with a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has restrictions and easements and we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

The Beech tree in the front garden has a TPO.

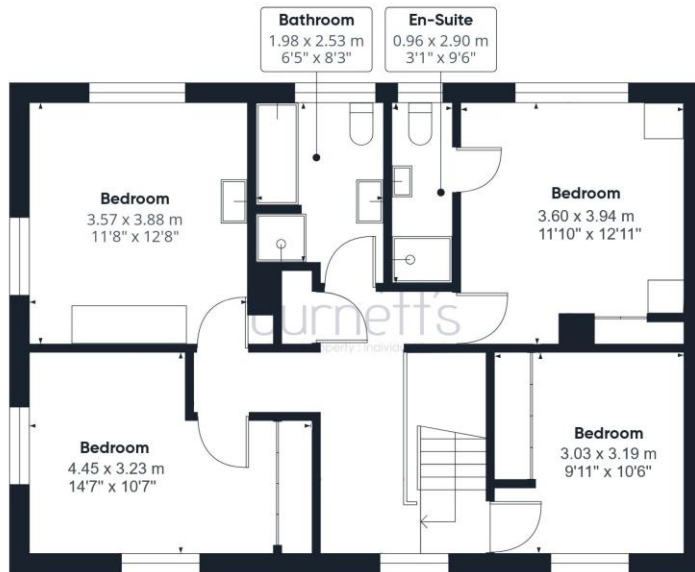
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

Mobile Coverage: There is variable mobile coverage from various networks.

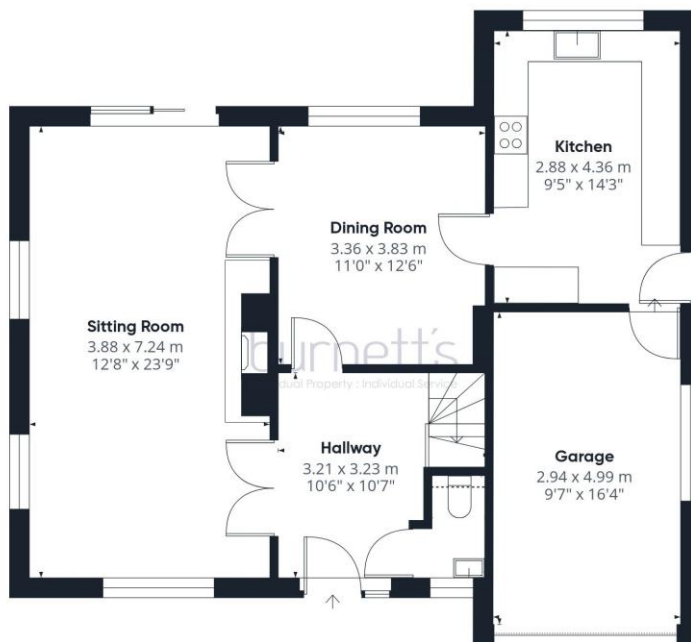
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



First Floor



Ground Floor

Approximate total area
(Including Garage)
157.8 m²
1699 ft²

Reduced headroom
0.1 m²
1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

