



# burnett's

Individual Property : Individual Service



A very well maintained three bedroom detached house located on a quiet, unadopted, no-through lane in the popular Turners Green area of Wadhurst, with a lovely South facing rear garden, featuring a Koi carp fish pond, off-road parking and a garage building with secure store. EPC: C

Guide Price £795,000 Freehold



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# Hollydene

Hollydene Road, Wadhurst, TN5 6TT

Guide Price £795,000 Freehold

Hollydene is a deceptively spacious and very well maintained house, providing accommodation over two floors.

The ground floor comprises a generous, double aspect sitting room with two sets of French doors out to the garden, an open plan, double aspect kitchen/dining room with feature fireplace and a green outlook to the front, a study/playroom/guest bedroom and a downstairs WC, all arranged around a welcoming entrance hall with feature fireplace.

The kitchen includes a gas and electric Rangemaster cooker, integrated tall fridge and freezer, microwave, full-size dishwasher and washing machine.

The first floor provides three double bedrooms including the main bedroom with air conditioning, en suite shower room and dressing area with free standing wardrobes. There is also a family bathroom.

The South-facing rear garden has been landscaped to provide a patio seating/dining area and a good sized lawn with planted beds and hedging around the perimeter. There is also a large Koi carp pond in the garden with pergola over, together with filtration/pump and heating systems in the nearby shed.

The front driveway can accommodate up to seven cars. The garage is currently used for storage. There is also a front lawn with colourful shrubs.

The property is located in the popular Turners Green area of Wadhurst, just under a mile from the centre of Wadhurst and just under 1.5 miles from the mainline train station. There is a convenience store just over half a mile away in Sparrow Green, as well as the local primary school and nursery. Within a short walk of the property is a recreation ground with tennis and football clubs and there are lots of dog friendly walks nearby.

Wadhurst centre offers a good amount of amenities including two pubs, a Jempson's supermarket with post office facilities, a pharmacy, doctors' surgery, dentist, butcher, greengrocer, cafes, restaurants and much more. The historic market town has a lovely sense of community and various clubs and activities that you can get involved in if you wish.

The railway station has regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

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

Approximately 7 miles North of Wadhurst is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Also within around 45 minutes of Wadhurst is the South coast.

## **Material Information:**

Wealden District Council. Tax Band G (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick/block construction with insulated cavity walls and a half slate tile and half felt flat roof.

We are not aware of any safety or cladding issues, or of any asbestos at the property.

There is a road charge of £130 per annum for the maintenance of the unadopted road.

The property is located within the High Weald National Landscape.

The title does not have any restrictions but does have easements, which we understand relate to the right of access over the unadopted road and right to services. 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, best from Vodafone and O2.

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 that are not already underway.

The property does not have step free access.



# Floorplan 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

