

3 LIMDEN CLOSE
STONEGATE, WADHURST, EAST SUSSEX, TN5 7EG

EST 1900

Lambert & Foster

STATION 0.8 MILES | TUNBRIDGE WELLS 11 MILES | GATWICK AIRPORT 30 MILES

3 LIMDEN CLOSE, STONEGATE, WADHURST, EAST SUSSEX, TN5 7EG

A detached three-bedroom house occupying a peaceful cul-de-sac position in the village of Stonegate, offered with garage and driveway parking.

ASKING PRICE £475,000 FREEHOLD





DESCRIPTION

Set within a quiet residential close in the village of Stonegate, 3 Limden Close is a three-bedroom detached house offering well-proportioned family accommodation arranged over two floors, with the benefit of a single garage and ample driveway parking to the front with potential for further enhancement.

The ground floor opens to an entrance hall with a downstairs WC off, leading through to a generous open-plan kitchen and dining area. The kitchen features ample worktop space and floor and wall cabinets, kitchen island with integrated oven and hob beneath a substantial stainless-steel extractor. The dining area provides an informal everyday dining space with room for a family-sized table and chairs. Sliding doors open from the dining area into a conservatory, which connects the house directly to the garden and provides a bright, flexible additional reception space throughout the warmer months. A further sitting room with wood burning stove completes the ground floor accommodation, offering a more formal space for relaxing away from the main kitchen and dining area.

Upstairs, three bedrooms are served by a well-appointed contemporary family bathroom comprising of a bath with shower over, tiled flooring and walls and a striking monochrome scheme. The principal bedroom is of excellent proportions and features a built-in wardrobe as does the second bedroom. The property also offers scope for a loft conversion subject to the necessary planning permissions and consent.



To the rear, the garden is a generous and well-established plot with a wide area of lawn, well-stocked borders and mature hedging affording good degrees of privacy. Immediately adjoining the house is a terrace with outdoor dining space together with a greenhouse to one side. To the front, a driveway provides off-road parking for several vehicles and leads to the single garage.

Stonegate is a small rural village benefiting from a train station with regular services into London Bridge. The market town of Wadhurst is within easy reach, offering a wide range of everyday amenities including independent shops, restaurants and a GP surgery. Stonegate Primary School and Uplands Community College are among the state options, whilst several well-regarded independent schools are accessible including Mayfield School and Skippers Hill Manor.

- Three-bedroom detached
- Sitting room and open-plan kitchen/diner
- Conservatory opening to garden
- Garage and driveway parking
- Downstairs WC















FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 1179 sq ft / 109.5 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1327 sq ft / 123.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///LANDMARK.CRAWLER.HAZEL

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil

BROADBAND & MOBILE COVERAGE: Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band E **EPC:** D (59)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

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