Hilburgh

Wadhurst, East Sussex

Green Lizard
SUCCESSFULLY SELLING HOMES

A well-presented 1950s detached 4-bedroom house of approximately 1,582sq.ft set on a plot of just over ¼ acre in an elevated, south facing position on a quiet lane on the edge of the village.

Guide price £800,000 Freehold

Situation: The property is situated in an elevated position on a quiet lane on the outskirts of Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is approximately 1 mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, bookshop, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1½ miles 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.

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

Description: Hilburgh is a detached house built in 1953 with external elevations of brick beneath a shingle tiled roof and double-glazed windows and doors throughout.

The house provides spacious, flexible and well-presented accommodation of approximately 1,582sq.ft/147sq.m and benefits from having large windows giving lots of natural light and enjoying a lovely outlook over its gardens and surrounding woodland.

The accommodation is arranged over two floors and includes on the ground floor an entrance hall with oak flooring and a door leading to a cloakroom, stairs to the first floor and a door leading to a double aspect dining room, which has oak flooring, a built-in cupboard, a window overlooking the front garden and French doors leading out to the rear garden. The dining room is open plan to a sitting room, which is also double aspect and has a fireplace fitted with a wood burning stove. There is a good-sized kitchen/breakfast room with stone tiled flooring, an extensive range of wall and base units, Belling range cooker, tiled splash backs and a window overlooking the rear garden. A door leads from the kitchen to a utility room with a door leading out to the carport and driveway. On the first floor there are four bedrooms (three doubles and a single). The main bedroom is double aspect and has fitted wardrobes and the fourth bedroom has French doors leading out to a roof terrace. There is a well-appointed shower room and a further bathroom with a bath and separate shower cubicle, and large eaves storage cupboards.

To the front of the property is a tarmac driveway providing off road parking, a car port and a single garage. Steps lead to the front door and there is a good-sized front garden, which is laid to lawn with mature borders and a beech hedge bordering the lane. There are gates both sides of the property giving access to the south facing rear garden, which is well established and laid to lawn with a terrace running along the rear of the property with steps and a pathway leading to a central brick terrace area with two small ponds. The garden is bordered with mature mixed hedging and fencing, and there is a greenhouse and shed.

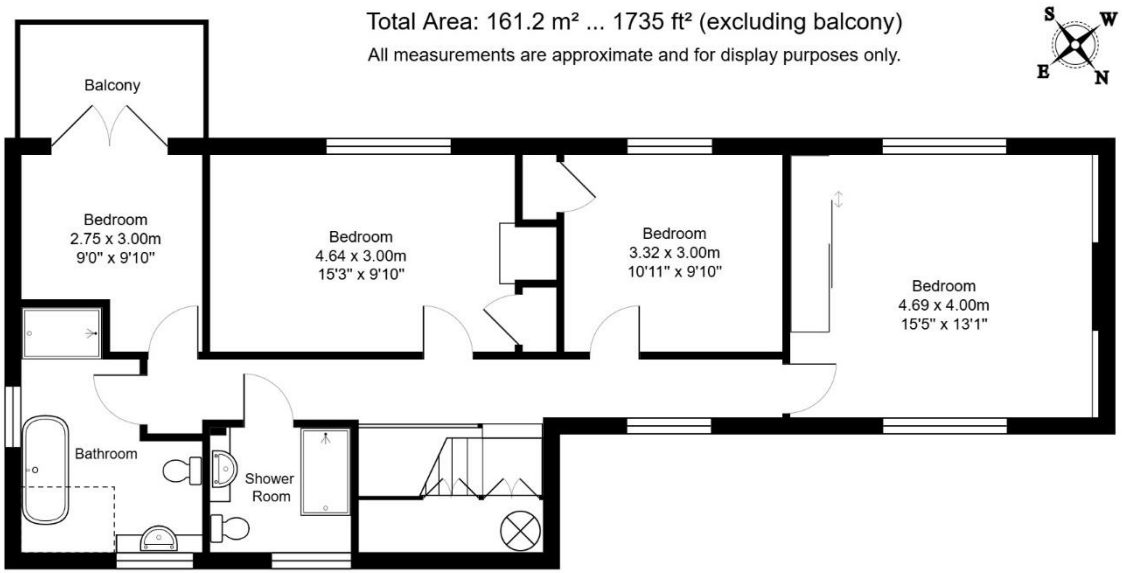
Services: Mains water and electricity. Gas central heating
Local Authority: Wealden District Council (01892) 653311
Current council tax: G (2024/25 - £4,040.51)
Current EPC rating: D
Property address: Hilburgh, Balaclava Lane, Wadhurst, East Sussex TN5 6EH

01892 786720 www.greenlizardhomes.co.uk

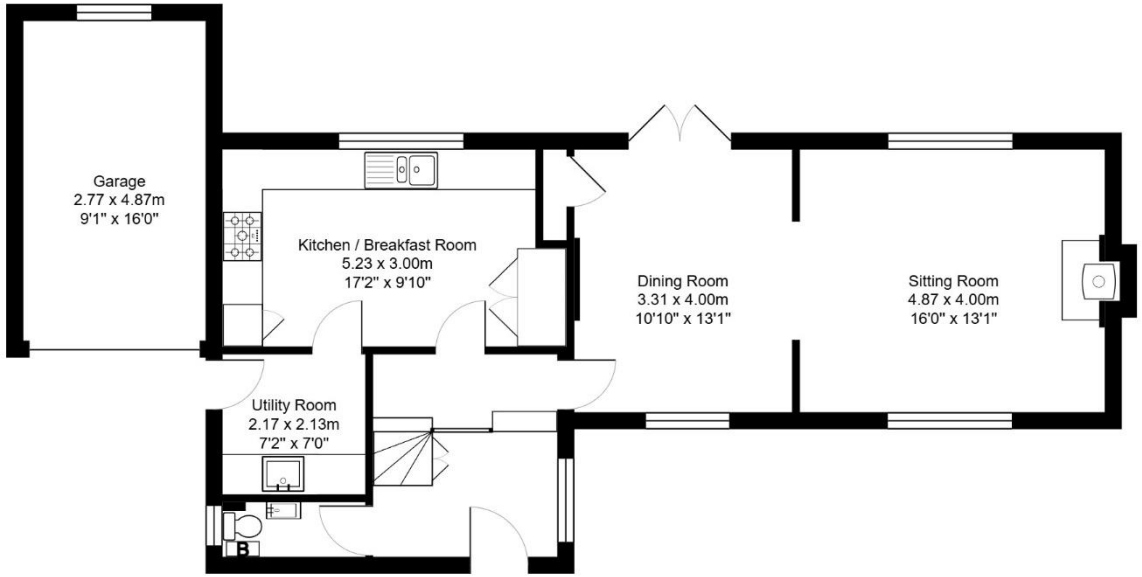
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Total Area: 161.2 m² ... 1735 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



First Floor
Area: 81.9 m² ... 881 ft²



Ground Floor
Area: 79.3 m² ... 854 ft²

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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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk