



17 Bruce Manor Close

Wadhurst, East Sussex

A most attractive and beautifully presented 2-bedroom 'mews' house of approximately 1,524sq.ft, set in an elevated, tucked away, private position with wonderful south facing views within a sought after development on the edge of the village.

Guide price £795,000 Freehold

Situation: The property is set in an elevated, tucked away and private position within a gated development with 18 acres of parkland grounds and 47 acres of woodland, situated within easy reach of village amenities and a mainline station, offering the perfect combination of village and country living.

The house is located on the outskirts of the sought after village of Wadhurst, voted the best place to live in the UK in 2023, and is within 1½ miles of the High Street, offering an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, pharmacy, florist, 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 located within 1½ mile and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25(junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is about 7 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

Description: 17 Bruce Manor Close is a Grade II listed attached house dating from 1885 and converted in 2017 from what was previously part of the original clock house and stables. The property has been finished to a very high standard with underfloor heating throughout, quality joinery and fittings including Neptune bathrooms, and has most attractive elevations of brick beneath a tiled roof. The house benefits from high ceilings and wonderful natural light with large windows and enjoys far reaching southerly views.

The spacious accommodation of approximately 1,524sq.ft/141.6sq.m is arranged over two floors and includes: a part galleried reception hall with stairs to the first floor, limestone flooring (that runs through to the kitchen) and doors leading to a cloakroom, two storage cupboards, a study with windows overlooking the front courtyard gardens, and to the sitting/dining room and kitchen/breakfast room. The kitchen/breakfast room is double aspect with a vaulted ceiling and feature circular window and has French doors leading out to the garden. The kitchen is beautifully appointed and has a range of contrasting shaker wall and base units, Silestone work surfaces and integrated appliances, including induction hob, combination oven and microwave, fridge freezer, dishwasher and wine fridge. There are large cupboards housing the boiler, hot water cylinder and washing machine and tumble dryer. The double aspect sitting/dining room extends to 27ft and has wall to wall windows both ends providing lots of natural light, oak flooring and an attractive modern gas fireplace. On the first floor there are two double bedrooms, which have built in wardrobes, ensembles and enjoy far reaching views.

The property is approached through electric gates and has private parking for two cars with additional visitor parking. To the front of the property is a communal courtyard (shared by the four mews properties) with a variety of mature plants including a lovely acer, and a pathway leads to the front door. The rear garden has been attractively landscaped with terracing and flower borders and wrap around the house to the south and west.

Services: Mains water and electricity. Gas central heating. Shared private drainage.

Local Authority: Wealden District Council (01892) 653311

Estate charges: Approximately £6,800 per annum (paid biannually)

Property address: 17 Bruce Manor Close, Wadhurst, East Sussex TN5 6FH

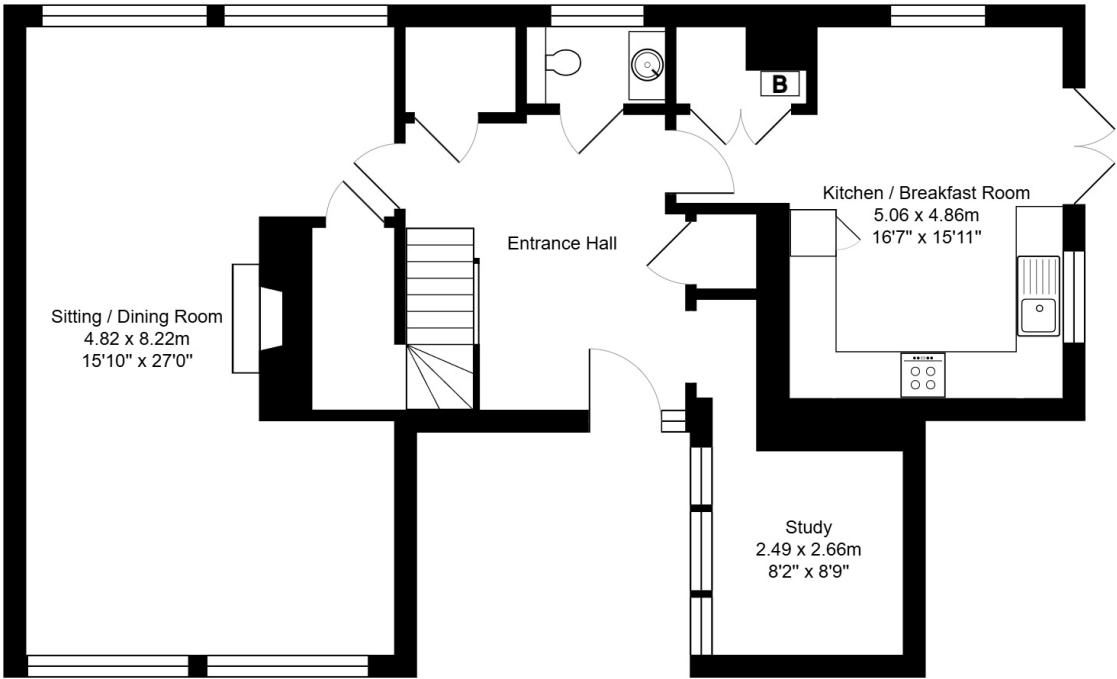
Current energy efficiency rating: Exempt

Current council tax band: F (£3,444.69 per annum)

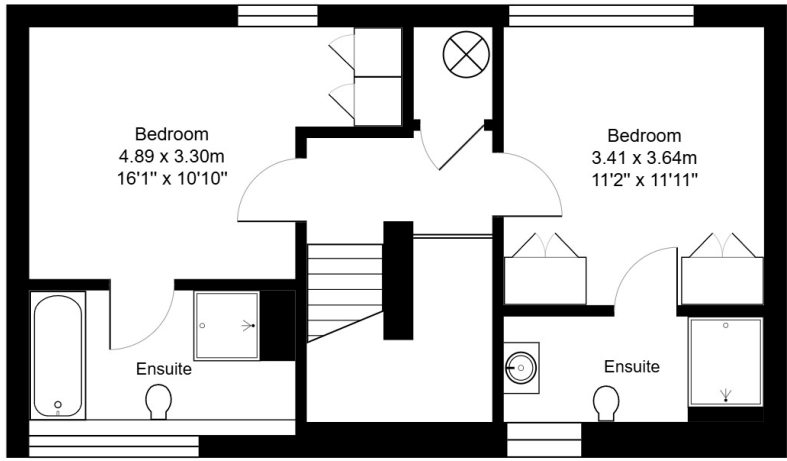
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

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Ground Floor
Area: 91.2 m² ... 982 ft²



First Floor
Area: 50.4 m² ... 542 ft²

Total Area: 141.6 m² ... 1524 ft²
All measurements are approximate and for display purposes only.



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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