



burnett's
Individual Property : Individual Service



Tucked away on the rural fringe of Wadhurst, yet only a third of a mile from the town centre, this semi-detached house offers generous room sizes, good storage, lots of natural light, and a sunny garden, with views out over trees and fields and direct access to countryside walks. EPC: D

Offers in Excess of £385,000 Freehold

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Individual Property : Individual Service

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18 Snape View

Wadhurst, TN5 6BZ

Offers in Excess of £385,000 Freehold

18 Snape View is a deceptively spacious semi-detached house, likely built in the 1980s and extended to the rear soon after.

It is tucked right down at the end of Snape View, which is surrounded by beautiful countryside. The house enjoys views over fields and woodland to the rear and has direct access out onto Washwell Lane (a very quiet, no through lane leading to just a couple of houses), which links to various footpaths, making this ideal for those who enjoy countryside walks.

The house offers a good sized kitchen, which can accommodate a dining table and chairs, a large sitting/dining room with sliding doors to the rear garden, a utility room, downstairs WC, three double bedrooms and a family bathroom with shower and bath.

Whilst some improvements have been made over the years, including the addition of a side entrance porch, ideal for shedding coats and boots before entering the house, and a combi boiler that was installed about five years ago, the house offers scope for further cosmetic updates, although it is perfectly liveable as is.

There is good storage built in including an understairs cupboard located off the kitchen, fitted cupboards in the utility room, two tall cupboards on the landing, recessed wardrobe spaces in the second and third bedrooms, fitted wardrobes in the dressing area of the main bedroom and a good sized loft.

The garden is South-East facing and is landscaped in tiers, heading away from the house. There is a broad paved patio immediately off the back of the house, with safety railings, making it ideal for young children and dogs, as well as sitting out on to enjoy the view. On the patio are herb/strawberry planters. From here a gate opens onto steps down to the first tier, which is laid with decorative stone chips. The next two tiers are flower/shrub beds and at the bottom of the garden is another paved patio with a garden shed. Steps lead up one side of the garden linking the areas together. For a keen gardener, there is certainly potential to make something more of the middle tiers, which could be planted with more ornamental plants or could potentially be levelled more to provide stretches of lawn if desired. The garden feels like a calm space nestled into the hill side, with trees and shrubs surrounding it. It is a good size overall and the lay of the land can allow for an interesting garden.

Although the property does not officially come with allocated parking, there is a car park for residents just the other side of the adjoining neighbour, which offers plenty of spaces in addition to the option of parking on the road.

Wadhurst town centre is about a third of a mile away, offering a good selection of local amenities including a Jemson's supermarket with Post Office facility, One Stop convenience store, pharmacy, family run butcher, florist, opticians, hairdressers, library, book shop, doctors' surgery, dentist, pubs and more.

The town has a very friendly community and there are several clubs and social activities to attend/get involved with including a community cinema, sports clubs, a monthly farmers market and annual events like fireworks and Christmas fayres. There is a public gym at Uplands and sports clubs to join.

There is a good local bus service linking Wadhurst to Tunbridge Wells and Hawkhurst and also to the rail station where you can catch a train to London from (London Bridge in around 55 minutes).

The area is designated as one of outstanding natural beauty (National Landscape) and there are many footpaths around to enjoy the surrounding countryside. Bewl Water Reservoir and Bedgebury Pinetum are also nearby.

Wadhurst has a good primary and pre school as well as Uplands Academy and the Sacred Heart Catholic School.

Tunbridge Wells is a much larger town about 7 miles to the North that provides a wider selection of shops and recreational facilities including a theatre.

Material Information:

Wealden District Council. Tax Band D (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 part-weatherboarded elevations under a concrete tiled roof.

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

The property is located within the High Weald National Landscape.

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

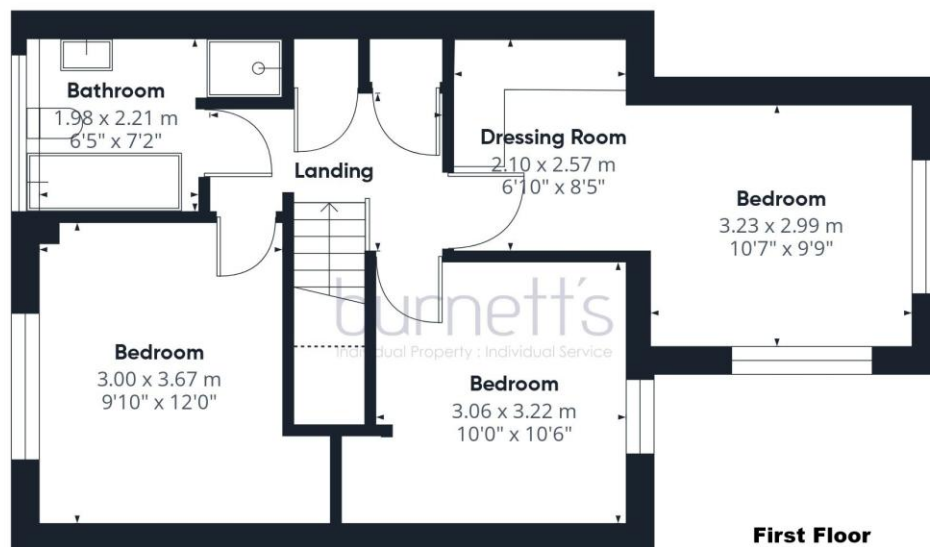
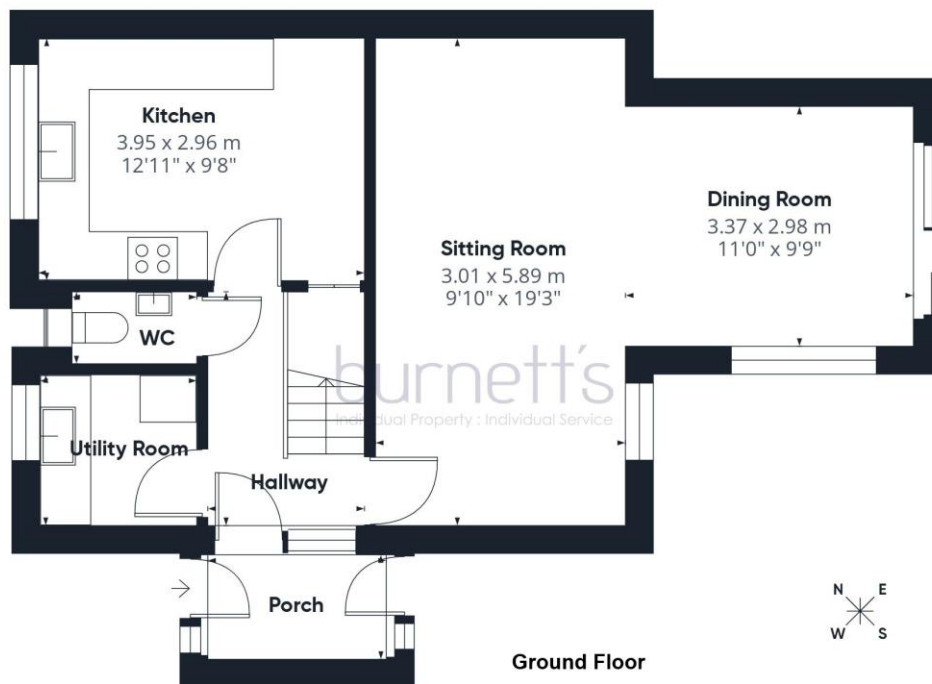
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Superfast (fibre) 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 or of any planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Approximate total area^m

101.9 m²

1095 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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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