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Individual Property • Individual Service



Offered with No Chain - A beautifully presented and spacious detached family house, positioned on a quiet, no through road with elevated views to the North Downs, on the outskirts of Wadhurst, comprising four double bedrooms, two bath/shower rooms (1 en suite), living/dining room, study, kitchen, front and rear gardens, single garage and driveway parking. No onward chain. EPC Rating: D
Guide Price £695,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST AGENT GUIDE
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SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



16 Deepdene

Wadhurst, TN5 6EL

Guide Price £695,000 Freehold

This generously proportioned detached family house, built in the early 1970s, is located on a quiet no through road offering far reaching views to the North Downs with all the village amenities, schools and mainline railway station within 1-2 miles.

16 Deepdene has been a cherished home for over thirty years, during which time it has been sympathetically modernised. The beautifully presented accommodation is arranged over two floors, and benefits from double glazing and gas central heating.

Entering the property via an enclosed porch with space for shedding shoes and coats, you come through to a spacious, double aspect living/dining room with a feature fireplace housing a wood burning stove on a tiled hearth with Oak mantel over. There is a useful storage cupboard just inside the inner front door. An arched opening leads to the kitchen and study/office. Stairs rise to the first floor landing and French doors out to the garden.

The well-equipped kitchen has an array of wall and base cupboards with worktops over, a range-style cooker with glass splashback and extractor hood over, sink and drainer with mixer tap, part-tiled walls, integrated dishwasher and washing machine, space for an upright fridge/freezer, tiled floor, window and part obscured glazed door to the side.

The study/office has a built-in storage cupboard and window to the side.

Arranged off the first floor landing are four double bedrooms, a family bathroom and a large airing cupboard. There is also a loft hatch and French doors to the rear garden. The spacious main bedroom has a built-in wardrobe and an en-suite shower room, plus windows and a glazed door to a balcony with those views to the front. Two of the other bedrooms also have built-in wardrobes.

The modern family bathroom comprises a panelled bath with shower attachment over and glass shower screen, WC, towel radiator, part tiled walls, and an obscured window to side.

Outside, the front garden is mainly laid to lawn, with shrub borders. There is space for storing logs under the front veranda. The single garage provides useful storage/parking but also flexibility to be incorporated into the accommodation, as others in the road have done. The tarmac driveway provides good off-road parking. There is space either side of the house for storage/further garden areas and shallow steps up one side to get to the rear garden, which is hedge and fence enclosed with a big lawn a large paved patio area.

Location

The property is located on a quiet cul-de-sac off Balaclava Lane on the North-Eastern fringe of the town, about 1.3 miles from the town centre. There is a local shop in Sparrows Green about ¼ of a mile from the property.

Wadhurst is a popular old market town with a vibrant community and many useful facilities, including a Jempson's supermarket and Post Office, a family run butcher's shop, greengrocers, pharmacy, delicatessen, florist, hairdressers, a high quality gift shop and ladies outfitters and an excellent library and book shop. Wadhurst also benefits from very good local Doctor, Dentist and Vet practice, cafes, two pubs (plus The Old Vine in Cousley Wood, within a mile) and an Indian restaurant. There is also a gym at Uplands, a commemoration hall that hosts a number of classes and events throughout the year, and various sports clubs including tennis, cricket and football. There is a recreation ground with childrens' playground and tennis courts about a third of a mile from the house.

Wadhurst has a good local primary school as well as Uplands (secondary) Academy and the Sacred Heart Catholic School. There are several more options in surrounding villages and in nearby Tunbridge Wells, which also has grammar schools.

There are some wonderful walking opportunities in the surrounding countryside, which is designated as an Area of Outstanding Natural Beauty, most notably around Bewl Water Reservoir, which offers sailing and other outdoor pursuits, and nearby Bedgebury Pinetum.

Wadhurst station is about 1.5 miles from the property, with fast and regular services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). You can also catch the train, or a bus, to Tunbridge Wells, which is the nearest big shopping centre (about 7 miles).

Material Information:

Wealden District Council. Tax Band F (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 and a concrete tile roof.

We are not aware of any safety issues or cladding issues. The property was built at a time when it was common to use materials that contained asbestos. For example, there are some artex ceilings, which often contain traces of it.

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.

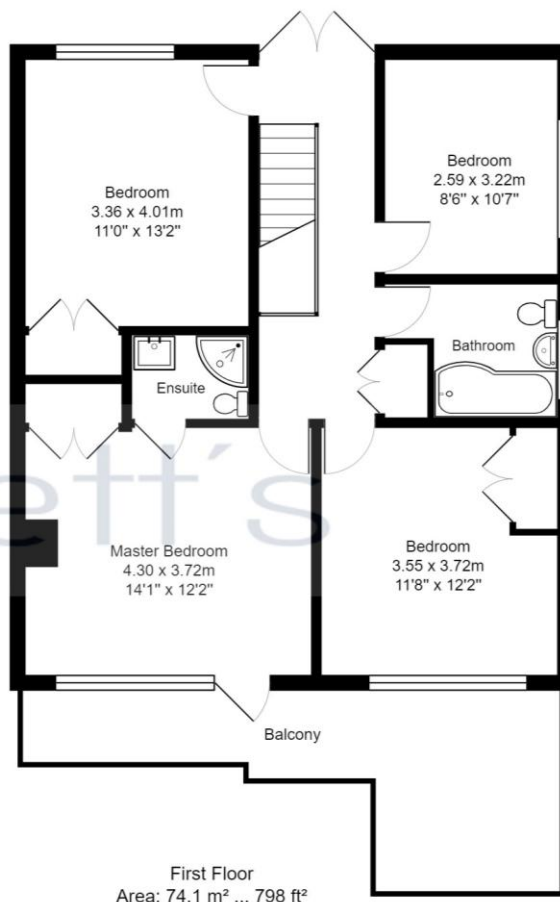
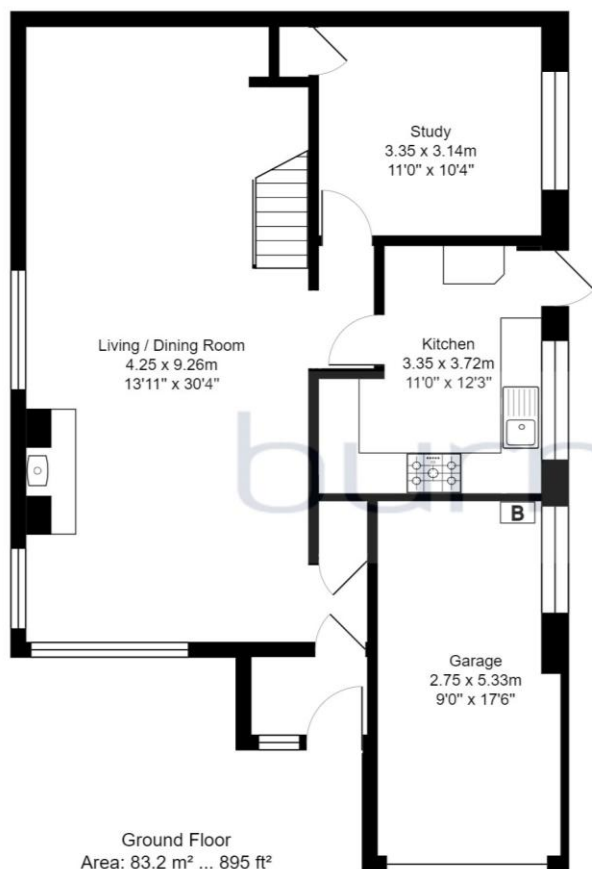
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available to this address.

Mobile Coverage: According to Ofcom, there is variable mobile coverage from various networks, best from 02 and EE.

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.

The property does not have step free access.



Total Area: 142.6 m² ... 1535 ft² (excluding balcony and garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

