



A beautifully presented, extended and updated Victorian semi-detached house with private, well-screened garden and off road parking, conveniently located in the Durgates area of Wadhurst, between the town centre and rail station. Offering three bedrooms, en suite shower room, family bathroom, two reception rooms and kitchen/breakfast room. EPC: D

Offers in Excess of £450,000 Freehold

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1 Durgates Villas

Station Road, Wadhurst, TN5 6RS

Offers in Excess of £450,000 Freehold

1 Durgates Villas is a semi-detached house, believed to date back to 1901, with brick elevations under a slate-tiled roof, with double glazed windows.

The present owners have lived here for over thirty years and have extended, remodelled and updated over that time.

To the side of the house is a brick laid driveway, with wooden gates opening up to the rear garden. The brick paving continues around to the back of the house, where you can park further vehicles and/or turn around.

The garden is mainly laid to lawn, with stepping stone path leading to a decked patio, garden store and greenhouse towards the back of the garden. It is fully fence enclosed with trees around it, which could lead one to believe you were in a sylvan setting.

There is a side entrance to a hallway, or rear access via the kitchen. Both the hall and kitchen/breakfast room have Oak flooring laid.

The double aspect kitchen is fitted with wall and base units with contrasting worktops and there is a matching breakfast bar to one side. Integrated appliances include a double oven, 5 ring gas hob with extractor over and a dishwasher. There is space for an American style fridge freezer.

The hallway has built in cupboards, one of which provides space and plumbing for stacking a washing machine and tumble dryer, the other houses the mains gas fired boiler and offers further storage space.

There are two reception rooms including the front, double aspect sitting room with open fire featuring tile inserts, wooden surround and slate hearth. The dining room has a fireplace that houses a woodburning stove with wooden mantle over, and there is also a generous, understairs storage cupboard.

Accessed off the first floor landing, which itself has a feature fireplace and airing cupboard, there are three bedrooms, all of which will accommodate double beds. The main bedroom has a feature fireplace with marble surround, fitted wardrobes, drawers and dressing table and the owners have installed an en suite shower room.

Nearest local shops: next door at the Service Station, Morrisons Daily (130 yards), Co-Op (0.4 miles), Jempson's Local (0.6 miles).

Bus stop: Mayfield Lane (within 100 yards) – serving Tunbridge Wells and Hawkhurst.

Rail station: Wadhurst – 0.8 mile – serving London Charing Cross (London Bridge in around 55 minutes)

Schools: Wadhurst Primary (Ofsted rated "Good" in 2024) and Nursery Schools (0.3 miles), Sacred Heart Catholic Prep (0.3 miles), Uplands Academy (0.7 miles).

Voted the best place to live in the UK in 2023, Wadhurst has a vibrant and friendly community with many amenities in its historic market town centre including a Jempson's Local supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is also a monthly farmers' market, various clubs and societies to get involved with, a sports centre (at Uplands Academy) and a good local doctors practice and dentist.

Located in an Area of Outstanding Natural Beauty, the surrounding countryside is a delight to drive through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town. Wadhurst Park has a network of permissive paths running through its beautiful and extensive grounds, which are a haven for wildlife.

Approximately 7 miles North of Wadhurst is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Material Information

Wealden District Council. Tax Band D (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of cavity brick construction with a slate tiled roof.

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

The property is located in the High Weald AONB.

The title is clear of any reference to rights or easements, but we suggest you seek legal advice on the title.

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

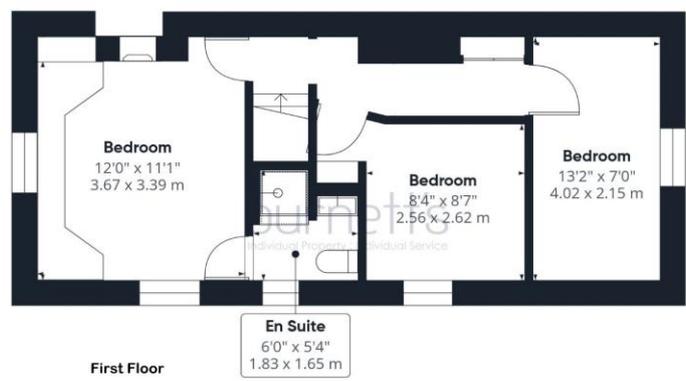
Broadband coverage: Ofcom suggests that ultrafast broadband is available to this property.

Ofcom suggests that mobile coverage is limited indoors, with O2 providing the best signal.

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.



Approximate total area⁰¹
929 ft²
86.5 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

