

# burnett's

Individual Property : Individual Service



Offered with no onward chain - a well balanced four bedroom detached house in this popular close in the Turner's Green area of Wadhurst, offering superb potential for updating. Comprising: open plan sitting/dining room, kitchen/breakfast room, downstairs WC, four bedrooms, family shower room, integral garage plus driveway parking, well screened rear garden. EPC: D

Guide Price £725,000 Freehold

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Individual Property : Individual Service

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# 20 Weald View

Wadhurst, East Sussex, TN5 6EB

Guide Price £725,000 Freehold

Coming to the market for the first time in over 50 years, this well proportioned, detached family house offers lots of natural light and potential for the next owners to make it their own.

The property comes with off-road parking for two to three cars in addition to the integral garage. There is also a good lawn frontage to the house, which the sitting room looks out over.

One enters via a generous enclosed porch, with internal access to the garage and door leading into the inner reception hall. The inner hall has understairs storage and further built in storage cupboards. Doors lead off to the ground floor accommodation, with borrowed light via glazed doors and windows. There is also a downstairs loo accessed off the hall.

The sitting room is a generous size and is open plan to the dining room, which can also be accessed separately off the hall. There are sliding doors out to the rear patio and a stone fireplace for an open fire in the sitting room.

The kitchen is large enough to accommodate dining as well and there is potential, subject to the necessary controls, to knock this through to the dining room for a more contemporary layout if desired. There is a double aspect over the rear garden from the kitchen and a side door leading out to the same.

Arranged over the first floor are four bedrooms including three good sized doubles and one single bedroom or study, three of which have built-in wardrobes. The two rear facing bedrooms enjoy a far reaching view over rooftops to the North and East.

The shower room comprises a white suite with corner shower cubicle and has a tiled floor and part-tiled walls. It also has electric underfloor heating.

The rear garden is enclosed with high hedging, giving a good degree of privacy. There is a paved terrace along the back of the house and a gently sloped lawn with some shrubs planted around the borders. There is a garden shed tucked away to one side of the house.

The property is located in a popular cul de sac in the Turner's Green area of Wadhurst, on the northern fringe of the popular market town of Wadhurst, just under 1 mile from the town centre. The nearest shop is about half a mile away in Sparrows Green, where there is also a good Primary School, Pre-School, Garage, Vets, Chinese/Fish & Chip Shop and

Recreation Ground with Tennis and Football Clubs. There is a Pub and Cricket Club in Cousley Wood (about ¼ of a mile).

Wadhurst centre offers an array of shops and facilities, including a Doctors' Surgery, Dentist, Cafes, Pharmacy, Butcher and Jempson's Shop with Post Office facilities. There is a sports centre, community hall and various clubs/societies to get involved with.

Wadhurst railways station is about 1.5 miles away with regular services to London Charing Cross (London Bridge in around 55 mins).

In addition to the pre-school and primary, there is Uplands Academy and the Sacred Heart Catholic School.

Bowl Water Reservoir is easily accessible and there are many superb walks to be enjoyed in the surrounding countryside, which is designated as one of Outstanding Natural Beauty.

Approximately 7 miles North is Royal Tunbridge Wells, providing wider shopping and leisure facilities.

## 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 cavity wall insulation, part-tile-hung elevations and a concrete tile 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 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.

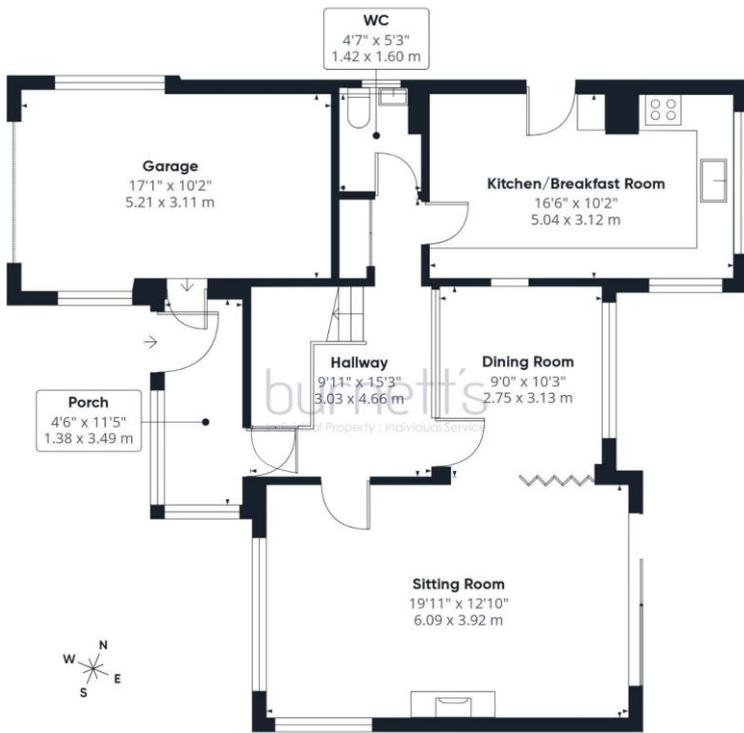
Broadband coverage: According to Ofcom, we understand that Ultrafast broadband is available at this address.

Mobile Coverage: There is variable mobile coverage from various networks, best from EE.

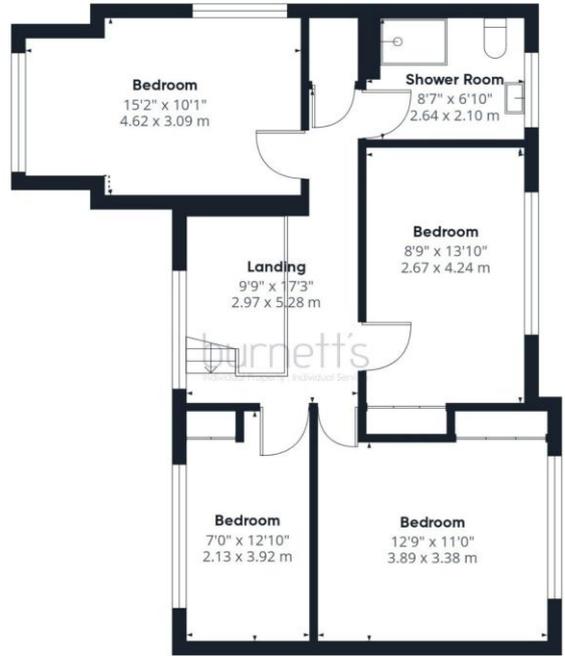
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Ground Floor



First Floor

**Approximate total area**

1601 ft<sup>2</sup>  
148.8 m<sup>2</sup>

**Approximate total area (excluding garage)**

1415 ft<sup>2</sup>  
131.5 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

**Reduced headroom**

Below 5 ft/1.5 m

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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



