



**Kildare**

Wadhurst, East Sussex

A most attractive, substantial and immaculately presented detached modern house of just over 2,600sq.ft with a south facing garden, situated in a tucked away position within easy walking distance of village amenities and the station.

## Guide price: £1,050,000 Freehold

**Situation:** The property is situated in a tucked away and convenient location within easy walking distance of the village High Street and station. The High Street is approximately half a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, public houses, as well as a doctor's surgery, dentist, primary school and Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is just a mile distant and provides a regular service to London Bridge/ Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 29 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

**Description:** Kildare is a detached modern house built by Oakley Homes in 1999 and presents attractive tile hung and brick external elevations beneath a tiled roof with double glazed windows and doors.

The property is well presented throughout and has been very well maintained by the current owners and provides well proportioned, spacious, and flexible accommodation over two floors of approximately 2619sq.ft/243sq.m including on the ground floor: a galleried reception hall which is light and airy - having a large feature window over the stairs giving a lots of natural light - and doors leading to a triple aspect dining room with floor to ceiling windows and French doors leading out to a terrace; a cloakroom, a study with a bay window overlooking the front; a good-sized, double aspect sitting room with an attractive open brick fireplace with oak bressummer and french doors leading out to the garden; a well-appointed, triple aspect kitchen/breakfast room fitted with an extensive range of shaker style wall and base units with granite worksurfaces, Bosch gas hob and double ovens, Butler sink, space for an American fridge freezer and a door leading out a utility room with wall and base units, sink, space for appliances and a door leading out to the side of the property. The kitchen/breakfast room is open plan to a garden room, which enjoys a lovely outlook of the garden and French doors. On the first floor there is a spacious landing with access to a large, boarded loft and five double bedrooms. The main bedroom has a dressing room and ensuite, the second bedroom also has an ensuite, and there is a family bathroom.

The property is approached through a five-bar gate over a gravel driveway providing off road parking and leading to a double garage with storage above. There is access to the south facing rear garden on both sides of the house, with a terrace to the front outside the dining room and a path giving access to a rear door to the garage, to the utility room and to the rear garden beyond. A gate on the other side of the house opens onto a large terrace. The garden is fully fenced and has been landscaped and designed for easy maintenance and is planted with a variety of mature shrubs, plants and specimen trees.

**Services:** Mains water and electricity. Gas-fired central heating

**Local Authority:** Wealden District Council (01892) 653311

**Council tax rating:** Band G (£4,298 – 2025/26)

**Current EPC Rating:** C

**Property address:** Kildare, Goddensfield, Wadhurst, East Sussex TN5 6DD

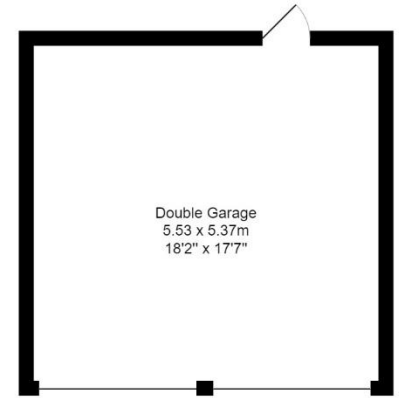
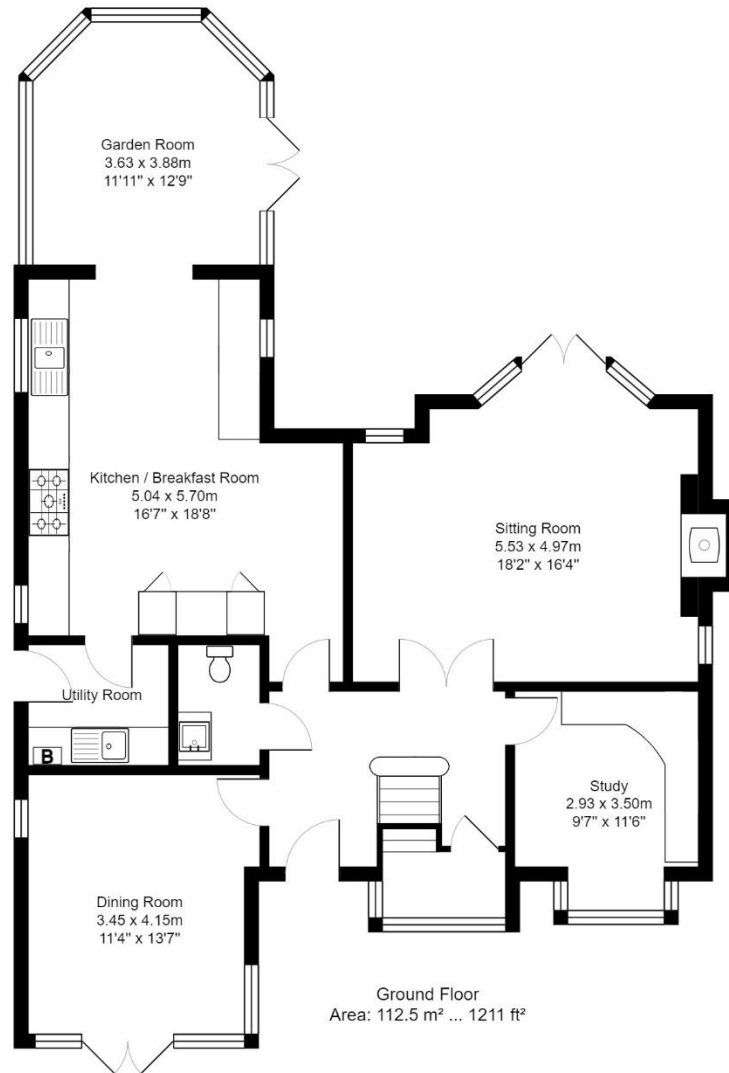


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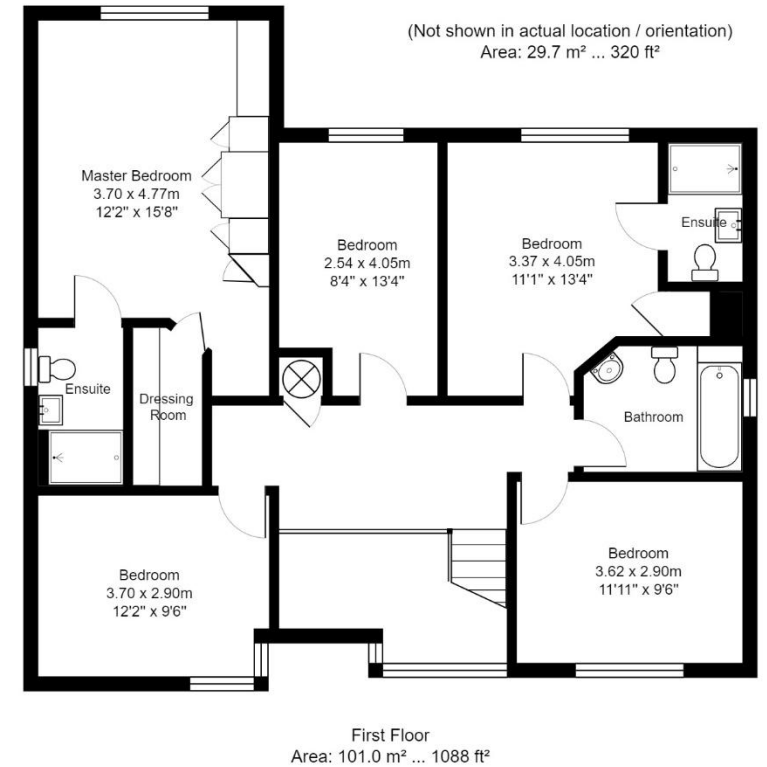
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 243.3 m<sup>2</sup> ... 2619 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



(Not shown in actual location / orientation)  
Area: 29.7 m<sup>2</sup> ... 320 ft<sup>2</sup>



#### 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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