



Kestrels
Jonas Lane, Wadhurst, East Sussex

An individual and spacious 4 double bedroom detached chalet bungalow with a separate annexe, providing a light, well presented and flexible living space, situated in a convenient and elevated location within walking distance of village amenities and commuter services.

Guide price £750,000 Freehold

Situation:

The property is situated in an elevated position in a convenient location in the much sought after village of Wadhurst. The High Street is within easy reach and offers an excellent range of shops and services for everyday day needs including a Jempson's Local store, café, delicatessen, butcher, baker, greengrocer, pharmacy, post office, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College.

For the commuter, Wadhurst mainline station is approximately one mile distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is just six miles distant and provides a wide range of amenities including the Royal Victoria Place 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: Kestrels is a spacious and well presented detached chalet bungalow with external elevations of brick beneath a tiled roof, that has been extensively refurbished and enlarged over time to provide light, contemporary and versatile accommodation, including an excellent kitchen/diner and modern bath/shower rooms, with double glazed windows throughout, and a versatile annexe (currently used an office with a kitchenette and shower room) above a carport.

Arranged over two floors, the accommodation includes on the ground floor; an entrance lobby with a storage cupboard, a spacious and well appointed kitchen/diner with a range of modern shaker style wall and base units with Corian worksurfaces and sink, a breakfast bar, a tiled recess housing a gas Rangemaster range cooker, space for a large American style fridge/freezer and dishwasher and bi-fold doors leading to the garden, an inner hall with a utility cupboard and three useful storage cupboards, a double aspect sitting room with a bay window with far reaching views, a feature fireplace and french doors leading to the garden, a family room/bedroom 5 with a bay window with far reaching views, two double bedrooms, a well appointed family bathroom and a modern shower room. On the first floor there is a master bedroom a large walk-in wardrobe and an ensuite shower room and a further double bedroom with eaves storage.

Outside there are electric double gates and a pedestrian gate leading to a driveway with parking for several cars. A useful carport provides access to a good-sized annexe which includes a kitchenette and a shower room.

The gardens have been extensively landscaped, and to the side a picket gate and fencing gives access to an area of low maintenance garden with astro turf, which is ideal as a children's play area or as a quiet area to sit with direct access from the kitchen/diner.

A path leads round the rear of the property, where there is a shed, to a large area of terracing which is south west facing and is ideal for outdoor entertaining and for enjoying the lovely views over Wadhurst. There is a modern rail and clear/frosted glass balustrade surrounding the terracing and there is a built-in barbecue area.

Below the terrace is a large brick enclosed pond (currently empty and providing the potential to be converted into a plunge pool), and steps lead down to a further area of garden which is mainly laid to lawn. The garden has hedging and fencing on all sides which provides a good degree of privacy.

Local Authority: Wealden District Council (01892) 653311 **Services:** Mains water and electricity. Gas fired central heating
Council tax band: G **Energy efficiency rating:** C **Property address:** Kestrels, Jonas Lane, Wadhurst, East Sussex TN5 6UJ



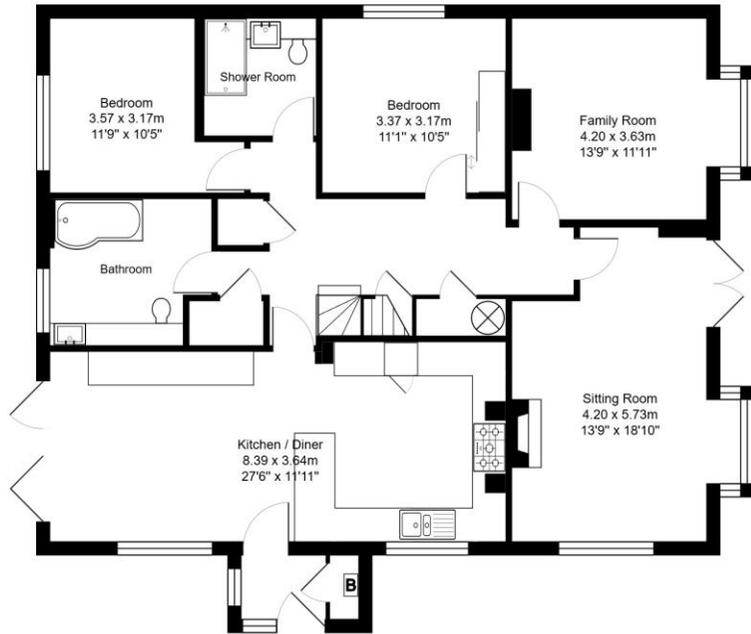
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

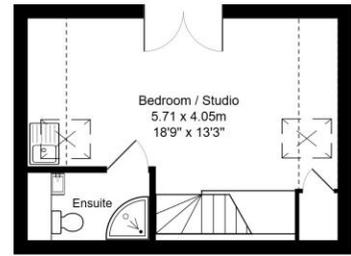


Total Area: 206.5 m² ... 2223 ft²

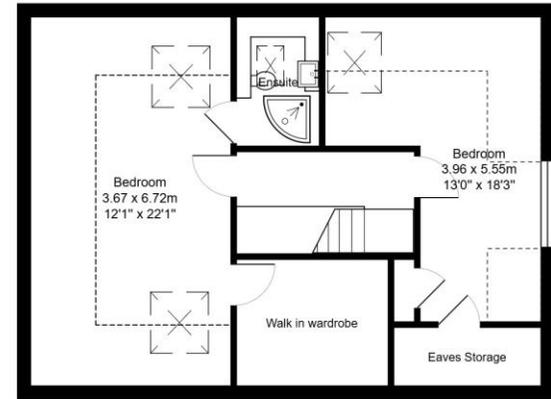
All measurements are approximate and for display purposes only.



Ground Floor
Area: 120.4 m² ... 1296 ft²



(Not shown in actual location / orientation)
Area: 23.1 m² ... 249 ft²



First Floor
Area: 63.1 m² ... 679 ft²

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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