



An exceptional development of two new 2 bedroom and 3 bedroom village houses



A small and exclusive development of two individual 2-bedroom and 3-bedroom detached village houses with private gardens and parking, situated in a tucked away position in the heart of the village.

## Guide prices: £695,000 to £725,000 Freehold

### Situation and transport links:

Magpie View is situated in the heart of the much sought after village of Wadhurst, in a tucked away position off the High Street.

The village 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, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 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 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 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 Paniles, 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 Southeast.

### Description:

Magpie View is an exceptional development of just two new properties built by a local company. The properties include one 3-bedroom and one 2-bedroom village house, which present attractive external elevations of Imperial Restoration Red bricks beneath hand-made Lavenham clay tiled roofs and double-glazed hard wood windows and doors and benefit from a 10-year LABC new home warranty and from having private gardens and parking.

Each property offers light, spacious and beautifully appointed accommodation, and each has been well planned and designed and is finished to a very high standard with contemporary fittings and a neutral colour palette. The houses have underfloor heating on the ground and air source heat pumps.

This superb new development finishes completion in February is now available to view. Please call 01892 786720 to arrange a viewing.

**EPC Rating:** Expected B

**Services:** Mains water, drainage and electricity. Air source pump for heating and hot water

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

**Council Tax Band:** Expected E

**Property address:** Magpie View, High Street, Wadhurst, East Sussex TN5 6AP



01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

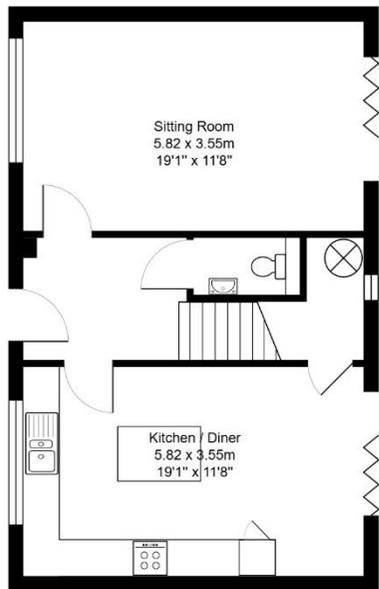
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



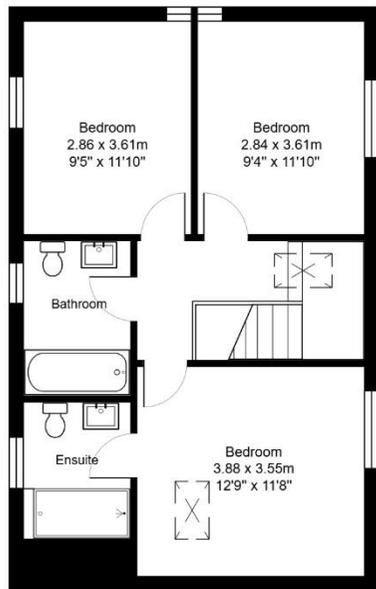
**JAYS – 3 Bedrooms**



**RAVENS – 2 Bedrooms**



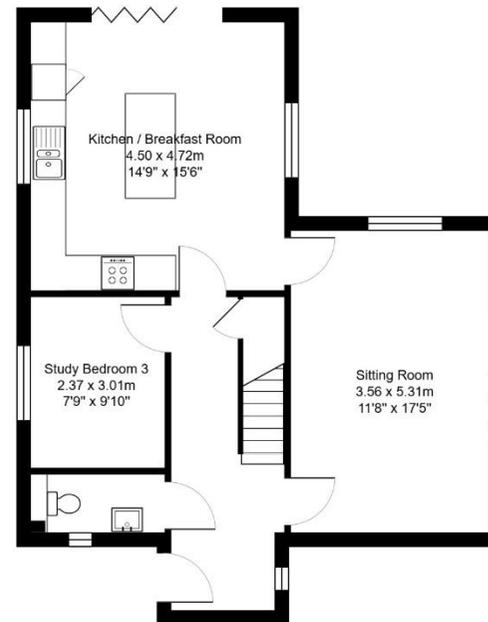
Ground Floor  
Area: 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup>



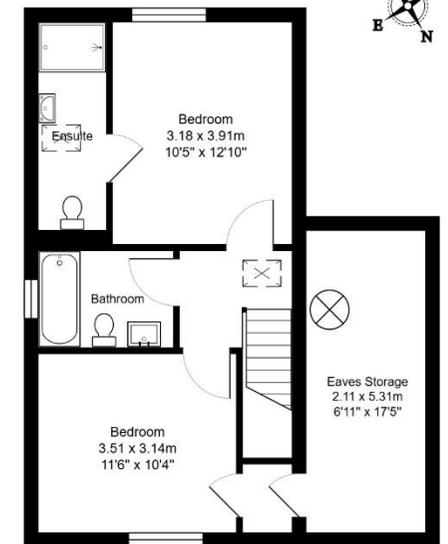
First Floor  
Area: 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup>

Total Area: 109.7 m<sup>2</sup> ... 1180 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Ground Floor  
Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>



First Floor  
Area: 40.4 m<sup>2</sup> ... 435 ft<sup>2</sup>

Total Area: 102.9 m<sup>2</sup> ... 1108 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only.



# SPECIFICATION



## EXTERNAL

Generous parking with tarmac driveways  
EV charging points  
Paved Indian stone terrace area to rear gardens  
Turfed lawn to rear gardens and fenced  
External water taps  
External lighting

## WINDOWS AND DOORS

Traditional handmade window frames with double glazing  
Traditional front door with chrome ironmongery

## BROADBAND

Fibre

## INTERIOR FINISHES

Outstanding decorative finish throughout  
Traditional solid wooden internal doors with complementary chrome ironmongery  
Classically designed skirtings and architraves  
A combination of luxury floor finishes and carpet

## LIGHTING AND POWER

White ceiling downlighters

## HEATING

Grant air source heat pumps  
Underfloor heating throughout ground floor (wet system) with individually zoned areas controlled via thermostats; radiators to upper floors  
Extractor hood to kitchen, extractor fans to bathrooms

## SECURITY

Heat and smoke detectors

## AFTERCARE

10-year Build Warranty

## KITCHENS

Benchmark kitchens with grey concrete effect worktops  
Fully integrated Neve appliances including hob, oven, fridge freezer, dishwasher and washing machine

## BATHROOMS AND ENSUITE

Contemporary Orpington sanitary ware with polished chrome fittings, floor mounted white WC pan with soft close lid  
Wall hung vanity units  
Built in baths and shower enclosures





01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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