



The Works
High Street, Wadhurst, East Sussex

A beautifully presented modern oak framed detached house, built in 2022 to an exceptionally high standard, providing a light, spacious and contemporary living space with wonderful exposed timbers throughout, situated in a quiet tucked position off the High Street. NO CHAIN.

Guide price £895,000 Freehold



Situation:

The Works is situated in a quiet tucked away position off the village High Street in Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times. The bustling High Street includes an excellent range of shops and services for everyday needs including a Jempson's Local store, cafes, butcher, pharmacy, post office, bookshop, art gallery, florist, 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 lies within approximately 1¼ miles 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 about 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:

Built to an exceptional standard in 2022 and beautifully presented throughout, the property is an excellent example of a modern oak framed house, providing a light, spacious and contemporary living space of approximately 2,000 sq.ft, which benefits from a wealth of solid oak features including wonderful exposed timbers and beams, floors and doors and high quality fixtures and fittings throughout.

The property has attractive external elevations of brick and timber cladding beneath a slate tiled roof and benefits from double and triple glazed windows and doors throughout, the balance of an ABC+ Warranty (valid until September 2032) and a low maintenance south west facing garden.

Arranged over two floors, the accommodation includes on the ground floor; a good-sized entrance hall with a part vaulted ceiling and a useful store. Off the entrance hall is a study/home office, a good-sized cloakroom with a range of fitted furniture and an impressive open plan sitting/kitchen/dining room which has an excellent range of bespoke wall and base units with silestone worksurfaces over, integrated appliances, a central island with a breakfast bar and sliding doors leading to the garden. There is also a good-sized utility room. On the first floor there is an galleried landing with a vaulted ceiling over the stairs, a master bedroom with a well appointed en-suite shower room, fitted wardrobes and a Juliet balcony, a guest bedroom with fitted robes and a Juliet balcony and a further double bedroom. All the bedrooms have vaulted ceilings and there is also well appointed family bathroom.

Outside, an electronically operated sliding gate opens to a secure parking area for several cars and there is a useful outbuilding. The tarmac drive leads to terracing and the covered front door. The terracing continues round either side of the house to the landscaped low maintenance terraced rear garden which is south west facing and is ideal for al fresco dining and entertaining. There is a shed and there is close board fencing on all sides.

Services: Mains water & electricity. Electric and air source heat pump heating (heat recovery system). Mains drainage.

Local Authority: Wealden District Council (01892) 653311

EPC Rating: C

Current council tax band: F

Property address: The Works, High Street, Wadhurst, East Sussex TN5 6AJ

01892 786720 www.greenlizardhomes.co.uk

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



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Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft
(Excluding Void)

Outbuilding = 12.5 sq m / 134 sq ft

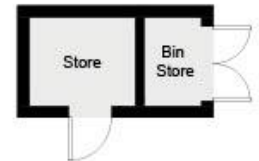
Total = 197.6 sq m / 2126 sq ft



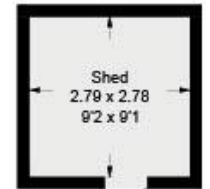
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181850)

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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