



2 Gloucester Villas

South View Road, Wadhurst, East Sussex

A most attractive, substantial and well-presented 5-bedroom Edwardian semi-detached town house of approximately 1,981sq.ft, situated in a much sought-after residential location within easy walking distance of village amenities.

Guide price £895,000 Freehold

Situation: The property is situated in a convenient residential area in the much sought-after village of Wadhurst and close to the recreation ground in Sparrows Green. The village High Street is about a mile distant and offers an excellent range of shops and services for everyday needs including a Jemson'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, state and independent primary schools and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1¼ miles 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 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 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: 2 Gloucester Villas is a substantial Edwardian semi-detached house with attractive external elevations of brick with a tile-hung bay beneath a tiled roof. The property is well presented throughout and benefits from an abundance of period features including sash windows, cornicing, fireplaces and lovely high ceilings. The house has been well maintained and much improved by the current owners, including a new central heating system and an excellent ground floor extension to create a superb, open plan kitchen/breakfast/family room.

The accommodation is arranged over three floors and includes on the ground floor, a spacious entrance hall with solid oak flooring (which runs through to the kitchen and sitting room) leading to an elegant, open plan, triple aspect sitting/dining room, which extends to nearly 28ft and has a lovely bay window to the front and an open fireplace fitted with a wood burner and further feature brick fireplace in the dining area. The hall leads to a cloakroom/WC and into a lovely kitchen/breakfast/family room, which extends to nearly 30ft and has an extensive range of Neptune shaker wall and base units with Corian work surfaces, large island with breakfast bar, Aga with tiled splashbacks, and integrated appliances. French doors lead out to a side terrace and there are with wall-to-wall ceiling windows to the rear giving lots of natural light with bi-folding doors giving access to a rear terrace and the garden. On the first floor there are three bedrooms – the main bedroom has an attractive period fireplace with tiled inset and marble mantle and surround and a bay window – and a well-appointed family bathroom with a freestanding bath and separate shower cubicle. On the second floor there are two further bedrooms and a shower room, and there is plenty of loft storage.

Outside, to the front of the property there is off road parking with an electric vehicle charger installed and an area of front garden bordered with a brick wall and planted with mature shrubs, and a path leading to the front door. Close board side gates give access to the rear garden, where there is large terrace that wraps around the house, with steps leading up to the west facing garden, which is mainly laid and planted with a variety of mature shrubs and trees. The garden has a decked terrace, ideal for outdoor entertaining, a children's play area with space for a trampoline, a large garden shed and the garden is bordered with mature mixed hedging and fencing.

Services: Mains water, gas and electricity

EPC rating: D

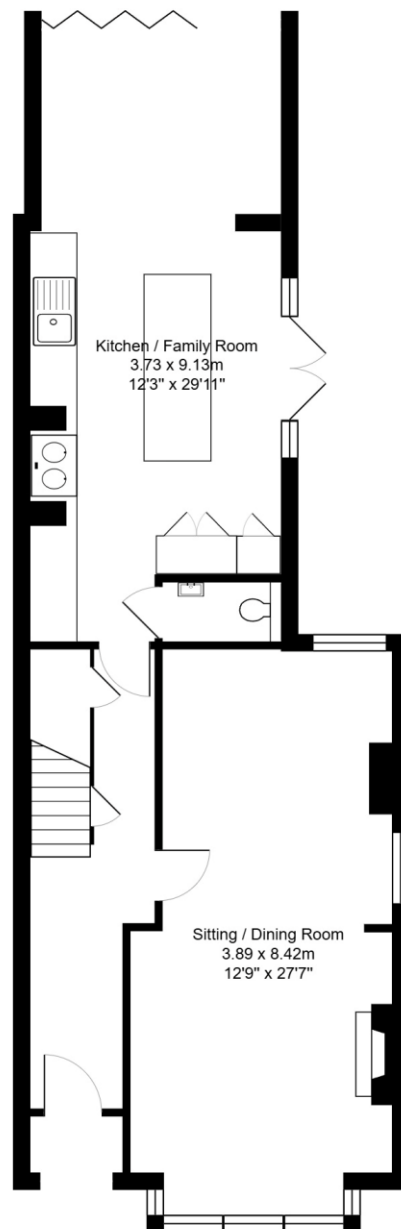
Local authority: Wealden District Council (01892) 653311

Council tax rating: Band E (£3,151.86 per annum)

Property address: 2 Gloucester Villas, South View Road, Wadhurst, East Sussex TN5 6JT

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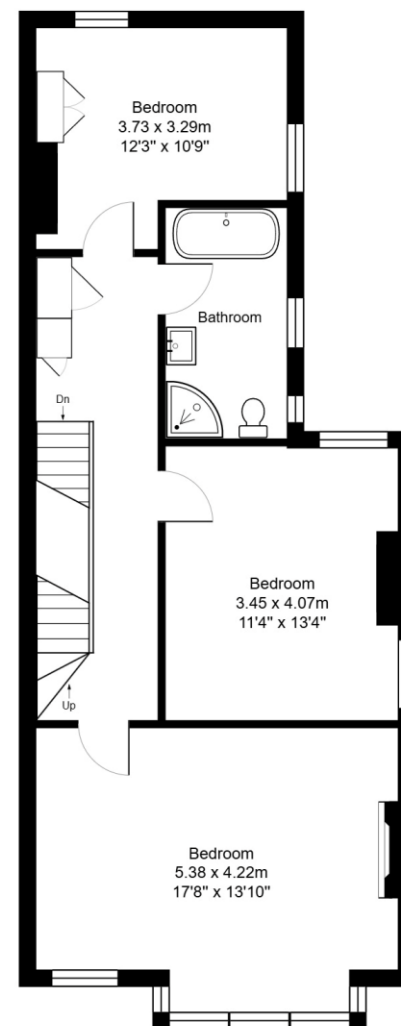
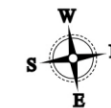
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



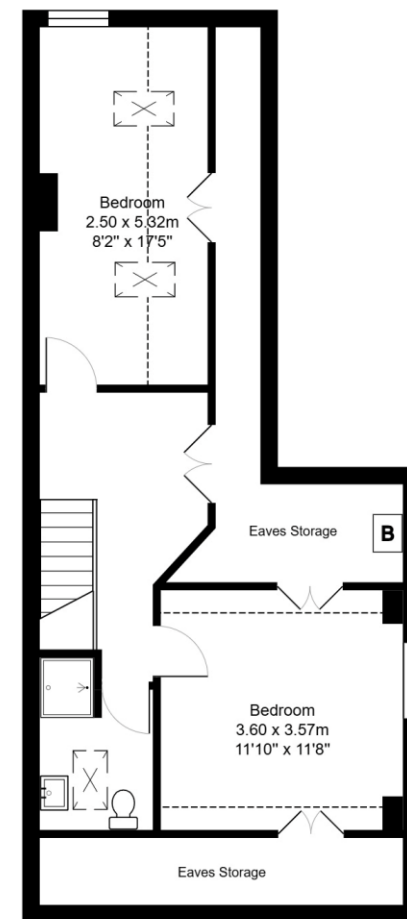
Ground Floor
Area: 77.5 m² ... 834 ft²

Total Area: 184.0 m² ... 1981 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.



First Floor
Area: 66.7 m² ... 718 ft²



Second Floor
Area: 39.8 m² ... 428 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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