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Cherry Hinton, Old Station Road, Wadhurst, East Sussex, TN5 6TZ

Guide Price £895,000 Freehold



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Price Guide: £895,000 Freehold

A beautifully enhanced and well-maintained semi-detached Edwardian family home, located on the fringe of Wadhurst, just over a mile from Wadhurst station and within easy reach of the town's amenities and schools. The property benefits from off-road parking, a delightful landscaped garden and views to the rear. The accommodation has been remodelled and updated and comprises two reception rooms plus an open plan kitchen-dining room, ground floor WC, four double bedrooms, a fifth single bedroom, a bathroom and shower room. EPC Rating: C

Property Description

The timelessly elegant Edwardian façade of this property conceals an unexpected copious amount of beautifully presented, thoughtfully remodelled accommodation that the present owners have lovingly treasured for a decade. With children having now flown the nest, the vendors are looking to make their next move, and will be sad to leave this property, which has served them well for many years.

The property is of cavity wall brick construction with painted render to the first-floor elevations, under a clay tile roof. The windows are either painted timber framed or UPVC double glazing units and there are some skylights. The property is not listed.

To the front and side of the house is a driveway, providing off-road parking for at least three cars.

The front door is set back in a recessed porch with tiled floor and log store. The door opens into the welcoming inner hallway, with engineered oak flooring leading straight down the hall and



into the large family kitchen-dining room to the rear of the house. There is useful built-in under-stairs storage and an area to shed boots/shoes and coats.

The front sitting room receives the morning light and features a large bay to the front with sash windows. It also features picture rails and a fireplace housing a woodburning stove, with a chunky wooden mantle over (created using a felled Ash tree from the garden).

The second reception room used to be a formal dining room. The current owners utilise it as a

study-cum-music-cum-guest room. It features a fireplace with electric pebble fire and built-in cupboards/shelves either side.

The spacious kitchen dining room is an unexpected surprise. With windows overlooking the garden to the rear and skylights providing additional natural light from above the kitchen extension, the room is ideal for family and friends to congregate.

The solid wood kitchen has porcelain tile worktops and incorporates a stainless steel gas range cooker, Klarstein extractor hood, space

for a freestanding fridge freezer, dishwasher, washing machine and tumble dryer. A large glazed door leads out from the dining area to the rear decked patio.

A WC completes the ground floor accommodation.

Arranged over the first floor are three generous double bedrooms and a family bathroom. The front bedroom features a bay window, a feature fireplace and has built-in wardrobes and drawers.

The family bathroom features a double ended bath with power shower over, WC and washbasin set in fitted cupboard units.

The current owners have converted the loft to provide an additional two bedrooms with eaves storage and a shower room, whilst retaining a large attic store room. There is a door at the top of the stairs, so the second floor can be closed off for guests or an au pair if required. The larger of the two bedrooms has a fine view to the rear and has a dressing/study area. The second bedroom is a single bedroom with a skylight. The shower room has an electric shower, WC and washbasin.

There is side gated access from the parking area to the rear, south-west facing garden. A decked patio off the kitchen dining room features a raised bed and has a wide staircase with shallow steps leading down to the garden. There is a gravel patio area with access to useful garden stores under the decked patio. This leads on to a large tiled patio, with steps leading down to the lawned garden, which has beds around the perimeter. There is a garden shed, summerhouse and greenhouse towards the rear of the garden.



At the end of the garden is a wooded plot on a separate title that the vendors intend on selling with the property.

Location

The property lies on the northern fringe of Wadhurst, away from the main roads. There is a nearby recreation ground with children's play area, tennis and football clubs. Within half a mile there are two convenience stores, the village pre-school and primary school. Wadhurst town centre is just a mile away.

The mainline railway station is about 1.3 miles from this property, with regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

Voted the best place to live in the UK by The Sunday Times in 2023, Wadhurst is a vibrant market town with a friendly and interactive community. The attractive High Street, which has some lovely period properties, has retained a number of shops and amenities including a Jempsons supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is also a monthly farmers market, various clubs and societies to get involved with, a sports centre and a very good local doctors practice and dentist.

Located in an Area of Outstanding Natural Beauty, the surrounding countryside is a delight to drive through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town.



In addition to the pre-school and primary school, there is a state secondary school and a Catholic preparatory school in Wadhurst.

Approximately 7 miles North of Wadhurst is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

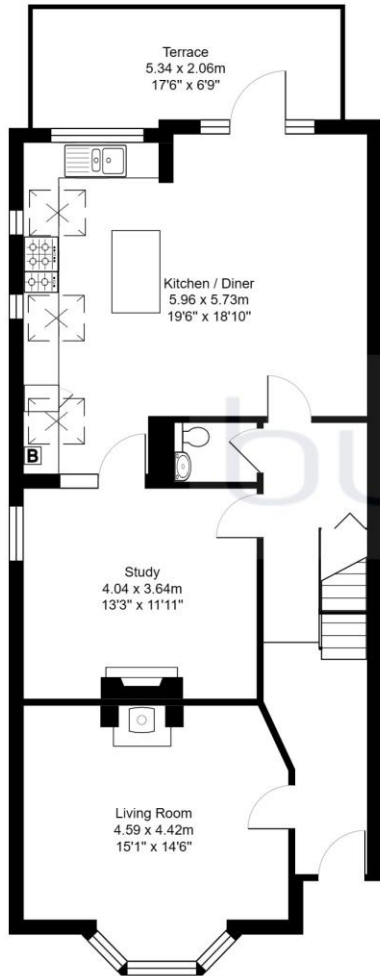
Also within around 45 minutes of Wadhurst is the South coast.



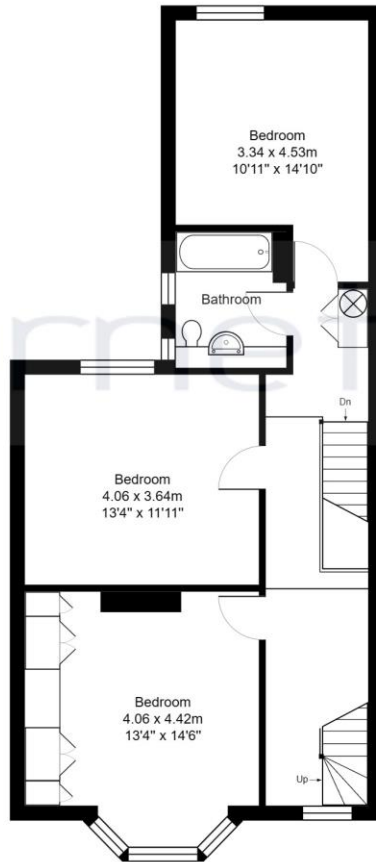


Total Area: 186.8 m² ... 2010 ft² (excluding terrace, eaves storage)

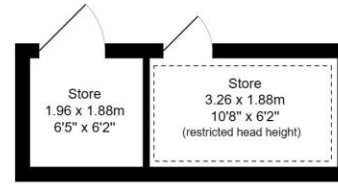
All measurements are approximate and for display purposes only.



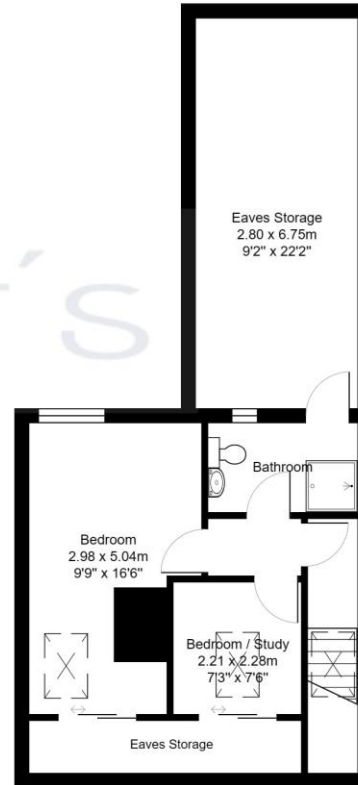
Ground Floor
Area: 80.9 m² ... 871 ft²



First Floor
Area: 66.3 m² ... 714 ft²



Outbuilding
Area: 10.0 m² ... 108 ft²



Second Floor
Area: 29.6 m² ... 318 ft²

Services: Mains gas fired central heating. Mains water, electricity and drainage. Water heating assisted by solar tubes (owned). Current BT fibre (superfast) broadband connectivity – about 159 mbps download. We understand ultrafast broadband connectivity is possible. There is mobile coverage available from various network providers.

Council: Wealden District Council.

Council Tax Band: F (this may be reviewed by the Council upon sale).

Accessibility: There is step free access to the house and the garden via the side gate. There are some split levels in the hallway and first floor landing and steps down from the kitchen dining room to the garden.

Local Area information: We are not aware of planning permission for new houses / extensions at any neighbouring properties. We are not aware of any mining operations in the vicinity. The property does not fall within a conservation area. According to the Government Flood Risk website, there is a risk of surface water flooding, but extremely low risk of stream/river flooding, reservoir/sea flooding. The vendors state the house has not been affected by flooding.

Property restrictions/issues: We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property. We are not aware of any restrictive covenants or rights that affect the property.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.