



Lambert & Foster



THE OAKS

OLD STATION ROAD | WADHURST | TN5 6UA

An Edwardian detached 4-bedroom family home situated on a semi-rural road within easy reach of the village High Street and station.

EARLY VIEWING RECOMMENDED

Guide Price: £875,000



THE OAKS

UPPER STATION ROAD | WADHURST | TN5 6UA

A rare opportunity to purchase a delightful detached 4-bedroom period property located on a quiet lane with easy access to all amenities. There are many fine original features (circa 1904) within the house including bay sash windows and high ceilings with original doors. The kitchen includes a gas AGA and a range of cupboards and there is a separate utility room with downstairs cloakroom. The sunny rear garden is a real feature of the property, laid to lawn with a variety of mature shrubs and paved terraces. There is access to the brick-built garage/storeroom with scope to convert this into a home office. The front driveway provides ample off-road parking and a front garden behind hedging with central steps up to the front door.

The Oaks is immaculately presented and arranged over two floors offering a light and spacious sitting room with double aspect, bay windows and feature fireplace to one side and a study/reception room with bay window to the other, both facing the front of the house. To the rear of the house is the open-plan charming kitchen/breakfast room and dining area with doors out to the rear garden. The utility area and downstairs cloakroom lobby has a door to the garden. Central stairs from the hallway lead to the four bedrooms and family bathroom with rolltop bath and separate shower. The loft is of a generous size and is boarded with further scope for conversion.

Wadhurst is a very characterful village with a predominantly Period High Street in an Area of Outstanding Natural Beauty with much to offer. The high street has an excellent range of shops including Jempsons convenience store, a butcher, baker, greengrocer, pharmacy, post office, florist, off licence, public houses and doctor's and dentist surgery.

For the commuter, Wadhurst mainline station is located approximately 1 mile distance (20 minutes' walk) and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25(junction 5) and the coast. Gatwick Airport is about 40 miles to the west. The regional centre of Tunbridge Wells is about 7 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres alongside the historic Pantiles offering regular music events and dining out venues.



- Total floor area approximately 1627 sq.ft.(151 sq.m.)
- Beautifully presented Edwardian detached house
- Three reception rooms with feature fireplaces
- Open-plan kitchen/breakfast room with gas AGA
- Bay sash windows and high ceilings
- Four bedrooms
- Further potential for extension subject to p.p.
- Charming rear garden
- Countryside views
- Quiet location in a rural road on the outskirts of Wadhurst
- Energy efficient rating D
- Walking distance to local primary and secondary schools
- Driveway and off-road parking
- EARLY VIEWING RECOMMENDED

GENERAL

Tenure: Freehold

Services: Mains services (electricity, gas, and water) connected but not tested.

Gas central heating

Local authority: www.wealden.gov.uk

Council tax: Band: F **EPC:** D

VIEWING

By appointment only.

Sussex Office: 01435 873999.

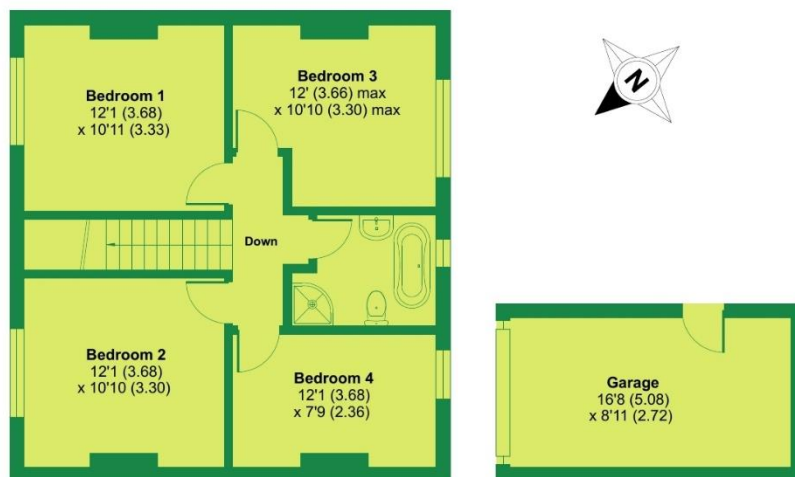
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

The Oaks, Old Station Road, Wadhurst, TN5 6UA

Approximate Area = 1627 sq ft / 151 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lambert and Foster Ltd. REF: 892210

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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