



ROSE COTTAGE, BRUCE MANOR CLOSE
WADHURST - £750,000



Rose Cottage,

5 Bruce Manor Close,
Wadhurst, TN5 6FH

**Entrance Hall - Cloakroom - Open Plan Lounge/Dining Area
- Kitchen - Utility Room - First Floor Landing - Two
Bedrooms Both With En Suite Facilities - Wrap Around
Gardens To Front & Side - Two Allocated Parking Spaces -
Use Of Communal Gardens**

Offered with no onward chain and located in an upmarket development on the outskirts of Wadhurst village, an impressive open plan two bedroom leasehold house with a wide range of attractive fixtures and fittings and improvements by the current owner. As currently arranged, the property has an attractive entrance hallway leading to a large, open plan and triple aspect principal lounge and dining area. Running directly from this is a well appointed kitchen with separate utility room and further storage. There is a ground floor cloakroom and - to the first floor - two excellent sized bedrooms with areas of fitted wardrobes and each offering en suite facilities. The property has wrap around low maintenance gardens to both front and side with two allocated parking spaces and access to the communal grounds.

Access is via a partially glazed door that leads to:

ENTRANCE HALLWAY:

Oak parquet flooring, stairs to the first floor, wall mounted alarm box, wall mounted thermostat control for underfloor heating, two sash windows to the front - one to either side of the door with a further window above. Feature corning, inset spotlights to ceiling, door leading to:

CLOAKROOM:

Oak parquet flooring, low level wc, feature wash hand basin with mixer tap over, tiled splashback and storage below. Feature corning, inset spotlights, extractor.

OPEN PLAN LOUNGE/DINING AREA:

Oak parquet flooring, three sets of sash windows to the front each with fitted Plantation shutters, three sets of sash windows to the side with Plantation shutters and two further sets of sash windows to the rear again with Plantation shutters. Excellent space for both lounge furniture and entertaining as well as a good sized dining table and chairs. Various media points, corning, inset spotlights to the ceiling. Feature electric fire inset to a stone fireplace with stone mantle over. Breakfast bar area with space for three to four people and in turn open to:



KITCHEN:

Fitted with a range of contemporary wall and base units with a complementary polished marble work surface. Integrated fridge, freezer and dishwasher. Integrated 'Siemens' electric oven and inset four ring 'Siemens' hob, tiled splashback and extractor hood over. Inset one and a half bowl stainless steel sink with mixer tap over. Generous storage space. Oak parquet flooring, inset spotlights to the ceiling, feature cornicing, areas of fitted shelving. Door leading to:

UTILITY AREA:

Tiled floor, partially glazed door leading to the rear garden, feature cornicing, inset spotlights to the ceiling, extractor fan. Space for washing machine and further space for tumble dryer. Inset single bowl stainless steel sink with mixer tap over. Sash window to the side. Cupboard housing a wall mounted 'Vaillant' boiler. Door to a further generous space with electric meters, consumer unit etc.

FIRST FLOOR LANDING:

Sash window to the side, feature cornicing, inset spotlights to the ceiling, wall mounted thermostat control for the underfloor heating, doors leading to a large walk in cupboard with areas of fitted shelving and inset hot water tank. Door leading to:

BEDROOM:

Carpeted, sash window to the side with fitted Plantation shutters, good space for bed and associated bedroom furniture, various media points. Fitted wardrobe with mirror fronts and with good areas of both fitted shelving and coat rails. Door leading to:

EN SUITE SHOWER ROOM:

Fitted with a low level wc, wall mounted feature wash hand basin with mixer tap over, corner shower cubicle comprised of fitted glass screen with two shower heads and a feature recess. Feature tiled flooring, wall mounted towel radiator, extractor fan, areas of cornicing, inset spotlights to the ceiling. Opaque windows to the front.

MASTER BEDROOM:

Of a particularly good size with fitted carpet, wall mounted thermostat control for underfloor heating, good space for large bed and associated bedroom furniture. Sash window to the front with Plantation shutters, inset spotlights to the ceiling and good areas of feature cornicing. Large fitted wardrobe comprised of mirror fronts with areas of coat rail and further areas of storage. Door leading to:

EN SUITE BATHROOM:

Fitted with a panelled bath with mixer tap over and single head shower attachment, low level wc, feature wash hand basin with mixer tap over, storage below and attractive polished marble surfaces, corner glass shower cubicle with two shower heads and further recess for storage. Tiled floor, areas of sloping ceiling, high level velux window, cornicing, inset spotlights, extractor fan. Opaque sash window to the side.



OUTSIDE:

The property enjoys use of wrap around gardens to the front and side, these are essentially low maintenance in character and offer privacy via mature hedge plantings. Good areas of paving stones offering excellent space for outside entertaining, table and chairs. Beyond the paving slabs are well stocked shrub borders. Cast iron gate leading to a walkway. Further areas of paving stones to the side of the property, external tap, external storage unit. Door leading to the utility room. The property also has the benefit of two allocated parking space and use of communal gardens.

SITUATION:

The property forms part of the larger Bruce Manor development on the outskirts of Wadhurst in East Sussex. To this end it is a little over a mile distant from the village centre which has a good range of social, retail and educational facilities including two well stocked mini supermarkets and a number of independent retailers for every day needs, some well regarded public houses and restaurants and both primary and secondary schools with further independent schools in the immediate locale. Wadhurst is located in an Area of Outstanding Natural Beauty and offers immediate access to open areas of Wealden countryside. The village enjoys good road routes to nearby towns as well as a main line railway station offering regular services to both London termini and the South Coast. The large town of Royal Tunbridge Wells is some 7 miles distant offering a far wider range of social, retail and educational facilities including two theatres, a wide range of independent and multiple retailers and further excellent schools at primary, secondary, grammar and independent levels.

TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



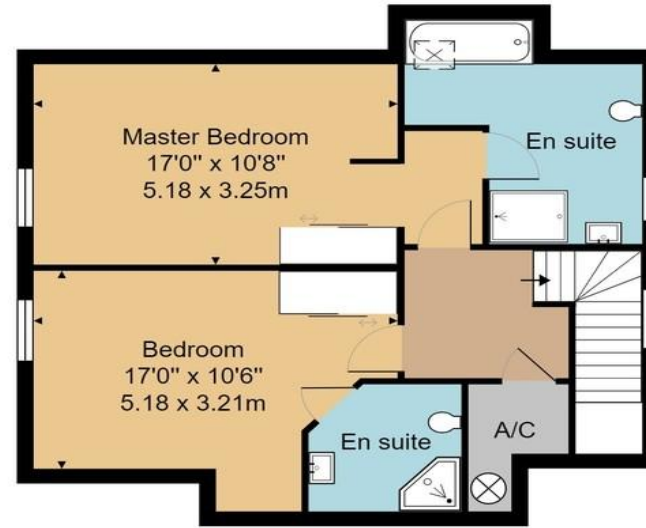
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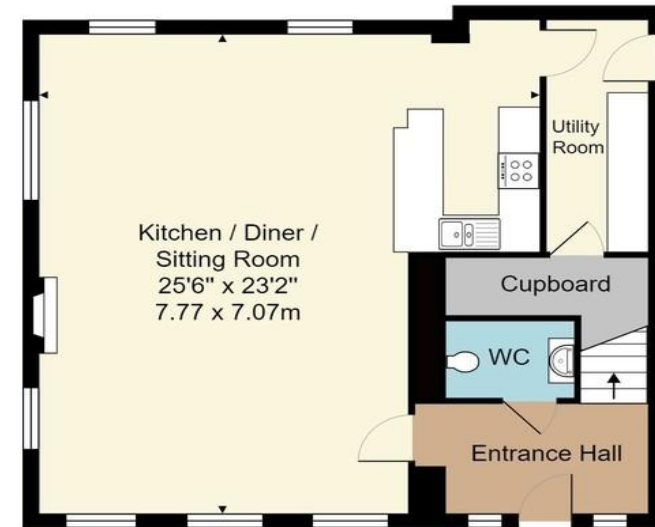
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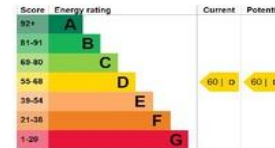
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First Floor



Ground Floor



Approx. Gross Internal Area
1384 sq. ft / 128.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.