



OSMERS HILL  
WADHURST - £725,000



# 9 Osmers Hill

Wadhurst, TN5 6QJ

**Covered Entrance - Large Open Plan Living Room - Fitted Kitchen Open To A Large Dining Area - Generous Ground Floor Bedroom/Family Room - Utility Room - Downstairs Shower Room - First Floor Landing - Three Good Sized Double Bedrooms - Family Bathroom - Unexpectedly Large Plot Size Of Approximately 0.49 Of An Acre Including Formal Gardens, Areas Of Woodland And A Timber Cabin Fitted With A Sauna, Shower And Living Space - Double Glazing - Gas Central Heating - Off Road Parking For Up To 4 Vehicles - Semi Rural - Village Edge Location**

This attractive Victorian semi detached home has been sympathetically extended and improved with the addition of side and rear extensions which not only give generous living space but has versatility on how the rooms are used. The property's features include double glazed sash style windows, gas central heating via radiators, feature fireplaces and wonderful oak flooring throughout the ground floor. The open plan kitchen/dining room has large bi folding doors which lead out to the generous gardens which extend into an area of woodland and where the timber cabin, with its built in sauna is located. At first floor there are three double bedrooms all having use of a family bathroom, with the additional downstairs reception room giving the flexibility for it to be used as a fourth bedroom if required, with the benefit of being able to use the downstairs shower room. A large resin bonded gravel driveway to the front provides ample off road parking and its semi rural, village edge location provides a peaceful spot from which to explore the surrounding countryside.

The accommodation comprises. Covered entrance in the form of a small veranda and panelled entrance door leading to:

#### **PRINCIPAL RECEPTION ROOM:**

Engineered oak flooring, window to front. Feature fireplace with good areas of exposed brickwork, inset cast iron grate and wood mantle with herringbone brick hearth. Open plan shelving room divide. Areas of exposed wood work to both wall and ceiling and further inset spotlights to the ceiling, period style radiator. Second cast iron fireplace with tiled slips. Door leading to:

#### **FAMILY ROOM/BEDROOM:**

Engineered oak flooring, window to front, radiator, spotlights to ceiling.



Doors from sitting room to:

**UTILITY ROOM:**

Engineered oak flooring, window to rear overlooking garden. Velux window, inset spotlights, single radiator. Stainless steel single drainer sink unit with mixer tap, wall and base cupboards, space for washing machine.

**SHOWER ROOM:**

Fitted with a low level wc, corner wash hand basin, separate shower cubicle with plumbed in shower. Radiator/towel rail, underfloor heating, extractor fan.

**KITCHEN/DINING ROOM:**

A large open plan room with the kitchen area fitted with a range of contemporary painted kitchen units with Corian style work surfaces. Inset single bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Electric oven and inset induction hob. Space for standing a large fridge/freezer. Breakfast bar room divide with space for 3/4 people. Door to understairs storage cupboard, engineered oak flooring, radiator, inset spotlights to ceiling. Windows and doors to side. Open aspect to:

**Dining Area:** Engineered oak flooring. 'Clearview' wood burner. Plenty of space for table and chairs. Feature ceiling lantern and further areas of exposed woodwork to the ceiling. Double glazed bi folding doors provide views of the rear garden and open onto a rear patio.

Stairs from the kitchen lead to:

**FIRST FLOOR LANDING:**

Wood effect flooring, areas of fitted storage. Cast iron fireplace. Built in cupboard, access to loft space which has been floored and has a light and the combination gas fired boiler, inset spotlights to ceiling.

**BEDROOM:**

Dual aspect, windows to both side and rear, further Velux window, radiator.

**FAMILY BATHROOM:**

Fitted with a pedestal wash hand basin with tiled splashback, low level wc, panelled bath with fitted shower screen and shower. Painted exposed wooden floors, radiator, inset spotlights to ceiling. Opaque window to side with fitted blind.

**BEDROOM:**

Window to front giving attractive forward views, radiator with decorative cover, picture rail. Inset cast iron fireplace, fitted wardrobe to one side of the chimney breast.

**BEDROOM:**

Velux window to front, areas of sloping ceilings, radiator, power points.

**OUTSIDE REAR:**

The property sits in a plot of approximately 0.49 of an acre and is made up of mature, formal lawned gardens with shrubs and plants to borders. There are a number of seating areas to enjoy the sun. Covered storage is provided to the side of the property and in the form of a small detached store/workshop ideal for garden machinery and furniture.

Sleeper style steps descend through a narrow path, banked on either sides by further mature shrubs and open out into the principal area of the rear garden which continues to lead into an area of woodland, providing a great space for children's play areas etc.



**CABIN:**

This is a 6m x 3m cabin with surrounding raised decked areas. The cabin includes a sauna, shower room and living area and is fitted with water, electricity and data points and an electric panel heater.

**OUTSIDE FRONT:**

Off road parking is provided for up to 4 vehicles. Various mature shrubs give a good degree of privacy.

**SITUATION:**

The property is set within a much sought after semi rural location on the outskirts of the popular village of Wadhurst and is within easy reach of local amenities. The village high street offers an excellent range of shops and services for every day needs including a Jemson local store, café, butcher, bookshop, pharmacy, post office, florist, off licence, public houses as well as a doctors surgery, dentist, primary school and the well regarded Uplands Community College. For the commuter Wadhurst main line stations is approximately 1.25 miles distance 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 approximately 6 miles distance and provides a comprehensive range of amenities including the Royal Victoria Shopping Centre, theatres and a wide selection of restaurants and bars. 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.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**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 obtained. 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



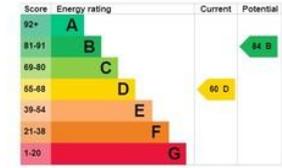
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Ground Floor

First Floor

Outbuilding

House Approx. Gross Internal Area 1732 sq. ft / 160.9 sq. m  
Outbuilding Approx. Internal Area 159 sq. ft / 14.8 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.