



ENDERBY, OLD STATION ROAD  
WADHURST - £975,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# Enderby

Old Station Road, Wadhurst, TN5 6UA

**Large Reception Hallway - Bedroom With En-Suite Shower Room - Family Bath/Wet Room - Kitchen/Dining Room With French Doors To Terrace - Lounge With Cast Iron Wood Burner - Bedroom - Bedroom/Study - First Floor Landing - 2 Further Bedrooms - Shower Room - In/Out Driveway Providing Parking For Several Vehicles - Good Sized Family Garden With Westerly Aspect**

A particularly impressive and recently refurbished and extended detached period property on the edge of Wadhurst village with generous private parking and pleasingly well stocked westerly facing rear gardens. The current owners have enacted a long period of refurbishment in their time of ownership and this includes the addition of an upper floor which now offers two especially generously sized bedrooms and a further family shower room. There are equally good room sizes to the ground floor including a large kitchen/diner with access to the gardens, a further spacious family lounge, two other rooms currently used as double bedrooms - of which one has an en-suite facility - and a further study. The property has tremendous flexibility. A glance at the attached photographs and floorplan will give an indication as to the size and quality of this proposition.

Access is via a partially glazed door with several inset opaque glass panels leading to:

## **LARGE RECEPTION HALLWAY:**

Areas of fitted coir matting, good areas of reclaimed solid oak flooring, radiator, high ceilings, picture rail, inset spotlights to the ceiling, wall mounted thermostatic control, stairs to the first floor. Door to an understairs cupboard, good general storage space and areas of fitted shelving. Concertina door to cupboard with further storage, areas of fitted shelving and coat hooks.

## **BEDROOM:**

Carpeted, picture rail, high ceilings, radiator. Good space for a large double bed and associated bedroom furniture. Double glazed sash windows to the front with fitted blind. Door to leading to:

## **EN-SUITE SHOWER ROOM:**

Fitted with a low level WC, wall mounted wash hand basin with mixer tap over, large fitted mirror, shower cubicle with single shower head and glass door. Vinyl floor, wall mounted heated towel radiator, inset spotlights to the ceiling, extractor. Opaque double glazed window to the side.



**FAMILY BATH/WET ROOM:**

Fitted with a walk in shower with areas of fitted glass panelling and a single head over, low level WC, contemporary styled panelled bath with mixer tap over, feature wash hand basin with storage below and splashback. Feature tiled floor with underfloor heating, wall mounted backlit mirror, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed windows to the front with fitted blind.

**KITCHEN/DINING ROOM:**

This is of a particularly good size and with windows and doors affording views across the private gardens. Reclaimed solid oak flooring, three radiators, inset spotlights to the ceiling. Large area suitable for a large table, chairs, and associated dining room furniture. Double glazed French doors leading to a private terrace with views of the garden with double glazed windows to either side. This is open to the kitchen which is of a contemporary wooden style with feature polished stone worksurface. Good areas of general storage space. Space for a large freestanding fridge/freezer. Spaces for washing machine, tumble dryer and dishwasher. Inset double Butler sink with mixer tap over. Integrated double electric oven and further feature five ring gas hob with a contemporary styled 'Bosh' extra hood over. Three double glazed sash windows to the garden and a further double glazed door leading to the side of the property and carport area. Door to a cupboard with general storage space and areas of fitted shelving.

**LOUNGE:**

Oak flooring, single radiator, picture rail, good ceiling heights, various media points. Inset cast iron wood burner with a slate hearth. Excellent space for lounge furniture and for entertaining. Three sets of double glazed sash windows affording views across the private terrace to the garden.

**BEDROOM:**

Carpeted, radiator, picture rails, high ceiling. Space for large double bed and associated bedroom furniture. Feature recess. Double glazed windows to the front.

**BEDROOM/STUDY:**

Carpeted, radiator, picture rail. Good space for single bed and associated bedroom furniture or for use as a study. Double glazed windows to the front with fitted blind.

**FIRST FLOOR LANDING:**

Carpeted, inset Velux window to the front, inset spotlights to the ceiling. Door leading to:

**BEDROOM:**

Of a particularly good size and with space for a large double bed and associated bedroom furniture. Radiator, areas of sloping ceiling. Velux windows to front and rear and further double glazed windows to the rear.

**SHOWER ROOM:**

Fitted with a corner shower cubicle with sliding glass screens and two shower heads, low level WC, wall mounted feature wash hand basin with tiled splashback, mixer tap over and storage below. Wood effect flooring, wall mounted backlit mirror, shaver point, wall mounted radiator. Double glazed windows to the rear.

**BEDROOM:**

Of an excellent size with space for a large double bed and associated bedroom furniture. Radiator, Velux windows to front and rear and further sets of double glazed windows to the rear.



### OUTSIDE FRONT:

The property has parking in the form of an in/out driveway to the front offering off road parking for several vehicles. A combination of retaining hedging and picket fencing to the front with two sets of separate wooden gates. Smaller lock up space to the side of the property a covered lean-to with good general storage.

### OUTSIDE REAR:

A particularly pleasing enclosed family garden of a good size and with an attractive westerly aspect. Private terrace to the immediate rear of the property with excellent space for garden furniture and for entertaining. There is a gate leading to an area to the side of the property with good general storage space and a covered area affording more protection. There is a gate leading to the front of the property and two sets of doors leading to an outbuilding to the side of the property. External tap. Steps leading down to the garden which is principally set to lawn with a further good area of paved entertaining space, well stocked and deep shrub borders with a combination of plantings and a combination of retaining hedging and fencing. There is a small wooden Summerhouse and a further low maintenance area currently occupied by a hot tub.

### SITUATION:

Wadhurst is a popular and upmarket village in East Sussex some 6 miles south of Tunbridge Wells town centre. Pleasingly self-contained, it has a number of excellent facilities for everyday living including both primary and secondary schools, two excellent smaller supermarkets and a range of further retailers and restaurants, beautiful architecture, and easy access to good areas of open Wealden countryside. Little wonder that it won a recent award for one of the Nation's most attractive villages in which to live. Beyond this the town has a main line railway station to both London termini and the South Coast.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### 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

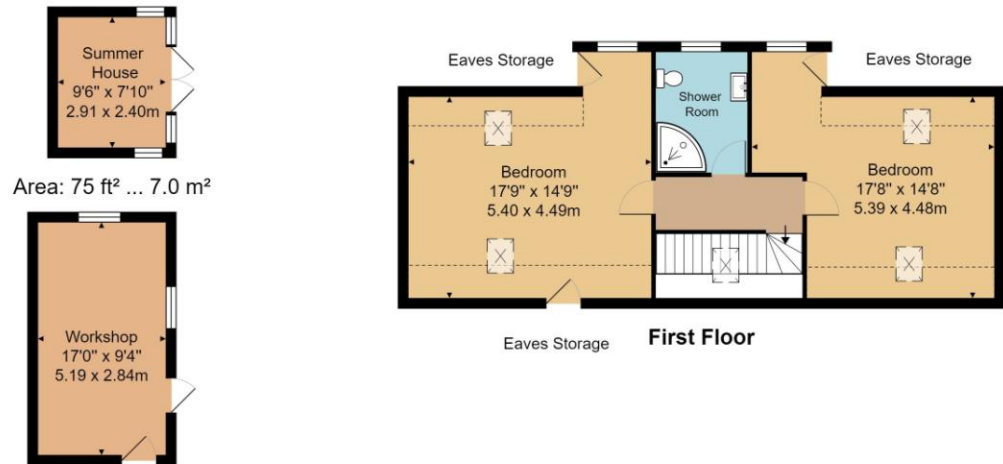


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Area: 75 ft<sup>2</sup> ... 7.0 m<sup>2</sup>

Area: 159 ft<sup>2</sup> ... 14.7 m<sup>2</sup>



Ground Floor



House Approx. Gross Internal Area 2036 sq. ft / 189.2 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.