



burnett's

Individual Property : Individual Service



Located on a quiet, no-through road close to the centre of Wadhurst, with its wide range of amenities nearby, this detached bungalow offers two/three bedrooms, two bathrooms, one/two reception rooms and a kitchen/breakfast room. It has front and rear gardens, off-road parking and an attached garage. Whilst the property is presented in good order, it is considered there is scope for further development/

improvement. NO CHAIN. EPC: D
Offers in Excess of £550,000



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BEST AGENT GUIDE
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BEST
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BEST
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2024 : EXCEPTIONAL
SALES

Ladylands

Townlands Road, Wadhurst, TN5 6BW

Offers in Excess of £550,000

Few bungalows become available in this prime position, close to the heart of Wadhurst village, yet tucked-away from the busy main road.

The detached house offers flexible accommodation arranged over the ground floor. There is also a large loft space with possible potential for conversion, subject to the necessary consents.

The property is approached over a driveway shared with one neighbour. There is a parking bay in front of the house in addition to the attached garage to the rear.

The house has two South-facing reception rooms with bay windows to the front. The double aspect sitting room is a generous size and has a feature coal-effect gas fire.

The kitchen/breakfast room has fitted pale blue wall and base units with quartz overlay worktops, stainless steel sink and drainer, Hotpoint undermount oven and four ring hob with extractor hood over. There is space for an undermount fridge and dishwasher. Adjoining the kitchen are two pantry-style cupboards, one of which houses the boiler. There is space for a tall fridge/freezer in the other.

Accessed off the entrance hall is the first of the double bedrooms, which has fitted wardrobes and shelving and a window to the side. This is served by an adjoining fully tiled bathroom with double ended roll-top bath, WC and washbasin.

To the rear of the property is a second double bedroom with built-in wardrobe and a double aspect over the garden. Adjacent is a shower room with large shower cubicle, WC, washbasin and heated towel rail. There is space for a washing machine in this shower room.

To the rear of the house, accessed via a side gate and rear hallway, is the main garden area. There is a paved patio that accommodates a dining table and chairs and shallow steps up to an area of lawn with planted borders. The garden is well screened and partly walled, with trees and shrubs around the perimeter. There is a small garden store accessed off the patio.

The front garden is also laid to lawn with shrub borders and a raised flower bed along the pathway leading to the front door. To the side of the house is a small greenhouse.

Wadhurst High Street is easily accessible and offers an abundance of facilities including a local Jempton's supermarket with post office facilities, cafes, butcher, pharmacy, doctors' surgery, dentist, opticians, hairdressers, library, book shop and more. The town has a very friendly community and there are several clubs and social activities to attend/get involved with including a community cinema, sports clubs, a monthly farmers market and annual events like fireworks and Christmas fayres.

There is a good local bus service linking Wadhurst to Tunbridge Wells and Hawkhurst and also to the rail station where you can catch a train to London from (London Bridge in around 55 minutes).

The area is designated as one of outstanding natural beauty and the surrounding countryside offers miles of walking opportunities, including around nearby Bewl Water Reservoir.

Wadhurst has a good primary and pre school as well as Uplands Academy and the Sacred Heart Catholic School.

Tunbridge Wells is a much larger town about 7 miles to the North that provides a wider selection of shops and recreational facilities including a theatre.

Material Information:

Wealden District Council. Tax Band E (rates are not expected to rise upon completion).

Mains gas fired central heating. Mains electricity, water and sewerage.

The property is believed to be of cavity brick wall construction under a clay tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has easements. We suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a medium risk of surface water flooding in this area. We are not aware of this property having been affected by flooding.

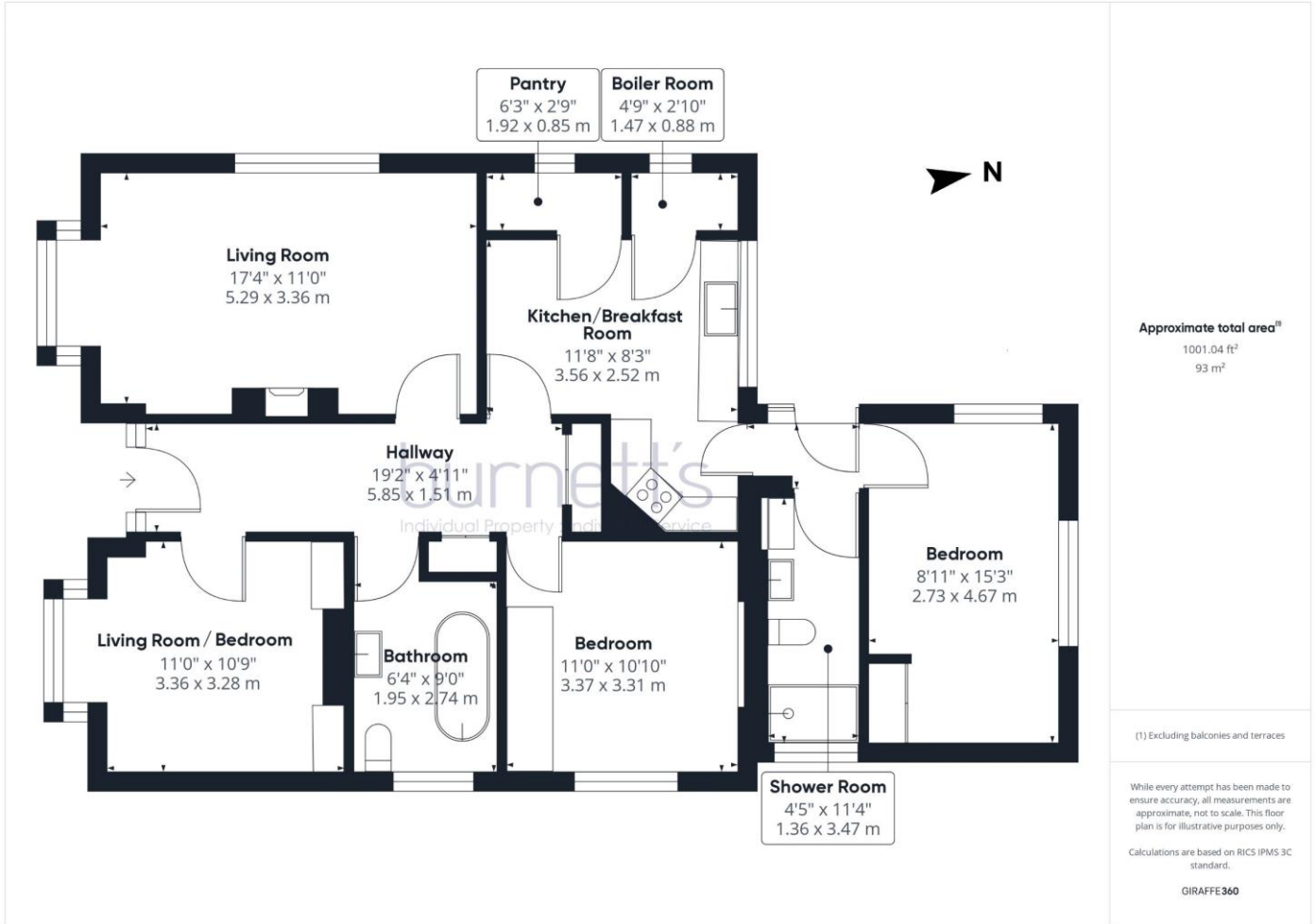
Broadband coverage: Ofcom suggests that Superfast broadband is available to the property.

According to Ofcom, O2 has the best mobile coverage for this property.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

