



NO CHAIN. A handsome Edwardian semi-detached three bedroomed house on a quiet country lane on the rural fringe of Wadhurst, benefitting from off-road parking and a private garden. EPC: D

- High Ceilings • Large Windows • Fireplaces
- Countryside Views from upper floors and garden • High degree of Privacy

Guide Price £585,000 Freehold

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10 Osmers Hill

Wadhurst, TN5 6QJ

Guide Price £585,000 Freehold

Boasting high ceilings and large windows, affording lots of natural light and views from the upper floors, this handsome extended Edwardian semi-detached house offers the classic style and elegance you would expect from the era with features including sash windows, pine doors and fireplaces.

To the front of the property there is a driveway that will accommodate up to two cars. From here, steps lead up to the side of the house and the entrance hall. There is also a side gate providing access to the rear garden and small area of garden to the front of the house. The elevated position of the house provides a good degree of privacy.

One enters the house via a side entrance hall, with double glazed sash window to the side and a roof light providing light from above. A part glazed door leads through to the dining room, which has French doors leading out to the rear terrace and a further double glazed sash window to the side. The dining room has wood flooring and an old pine door leading through to the kitchen.

The kitchen is fitted with pale shaker units with wood effect worktops. There is a double oven, 5 ring gas hob with extractor over and space for a washing machine and tall fridge freezer. Windows looks out over the rear garden and through to the dining room.

There are two further reception rooms on the ground floor, in addition to the lean to sun-room at the front of the house. Both reception rooms have exposed wooden floorboards and fireplaces. The main sitting room fireplace houses a wood burning stove. Both reception rooms have sash windows with borrowed light from the adjoining entrance hall and sun room. The front sitting room has fitted shelving in the alcoves each side of the fireplace. The centre reception room has useful built-in storage under the stairs and to the side of the fireplace.

Arranged over the first floor are three bedrooms that will all accommodate double beds, as well as the family bathroom. One of the bedrooms has a feature fireplace and a built-in wardrobe over the stairs. The third bedroom has a triple aspect and enjoys elevated countryside views.

The bathroom is fitted with a panelled bath with shower over, WC and washbasin. It has painted wooden floorboards and tiled splashbacks.

The rear garden features a broad, raised decked terrace, accessed via French doors from the dining room. Steps lead down from here to a lower lawned garden with hedge borders. There is a large garden shed at the far end of the garden and side gated access back to the front of the house.

Osmers Hill is a quiet country lane heading out of Wadhurst to the rural hamlet of Woods Green. The house is about 1 mile from the centre of Wadhurst, with its wide array of amenities, and about 1.3 miles from the mainline station. The primary school (Ofsted rated Good) is about 3/4 of a mile from the house and there is also a secondary Academy and Catholic Preparatory School in Wadhurst.

The area is designated as one of Outstanding Natural Beauty and there is access to miles of footpaths very close by. Bewl Water Reservoir and Bedgebury Pinetum are near as well.

Wadhurst is a popular market town offering an excellent range of shopping and recreational facilities and a strong sense of community. It has a local supermarket with post office facilities, pharmacy, butcher, hairdressers, cafes, green grocers and much more. There is a gym at Uplands and various sports clubs, classes and societies to get involved with should one so wish. Wadhurst also has a doctor's surgery and dentist.

The rail station serves London Charing Cross with services to London Bridge taking around 1 hour. The trains and local bus service also run to the nearby spa town of Royal Tunbridge Wells, which has a wider range of shopping facilities and theatres.

Material Information:

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

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick construction with a slate 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 restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: Full fibre Superfast broadband is available at the property.

Mobile Coverage: There is good mobile coverage from 02 and EE.

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

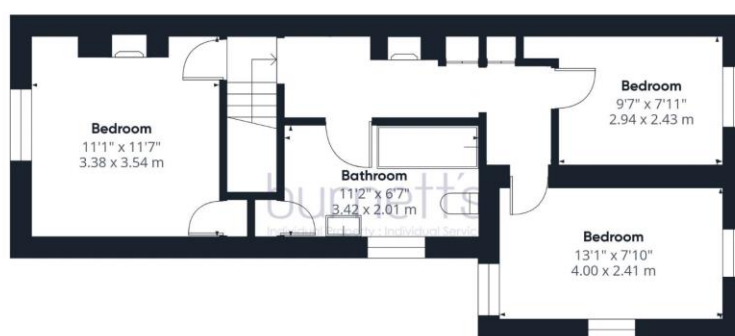
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

A plot across the road has been put forward for consideration for development but the Council have considered this too small to be viable.

The property does not have step free access.



Approximate total area^{††}
 1066.7 ft²
 99.1 m²



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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

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