An attractive and highly individual attached period house providing spacious accommodation of approximately 2,293sq.ft, situated in a convenient position in the village and within easy walking distance of the High Street and station.

**Guide price £725,000** Freehold

**Situation:** The property situated in a convenient position in the much sought after village of Wadhurst. The High Street is approximately a ½ mile distant and offers an excellent range of shops and services for everyday needs including a Jempson’s Local store, café, butcher, baker, greengrocer, pharmacy, post office, florist, off licence, banks, public houses, as well as a doctor’s surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately a ¼ mile distant 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 about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

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.

**Description:** Hurstwood is an attached period house thought to be built in 1899 with later additions, presenting attractive brick and tile hung external elevations with UPVC double glazed windows beneath a tiled roof.

The property provides well proportioned, spacious and flexible accommodation of approximately 2,293sq.ft, which includes an entrance hall leading to a double aspect study/downstairs bedroom with adjacent shower room; a lovely double aspect, sitting room with a high ceiling, an outlook over the rear garden and an attractive corner fireplace and wood burning stove; a dining room that also has a wood burning stove and a glazed door leading out to the garden; a useful secondary study area off the hall; a well fitted kitchen/breakfast room with an extensive range of oak wall and base units, granite work surfaces and integrated appliances and a utility room with a range of fitted oak units, sink and space for appliances and a door leading out to the garden. Access is also gained from the utility room via a trap door and stone steps to a cellar. On the first floor there is a spacious part galleried landing, which gives access to four bedrooms (three doubles and a single) and a recently refitted family bathroom. The master bedroom has a high ceiling and views over the garden and also has a good-sized en-suite shower room.

Outside, to the front of the property is a parking area and garage with up and over door. The garage is currently arranged as a studio with separate bike store. A side gate leads to a large, south facing rear garden, which has a good-sized terrace along the rear of the house leading to the gardens beyond, which have been thoughtfully designed with flowerbeds and pathways. To the rear is a rose clad trellis with an archway leading into a more informal area of garden where there is a vegetable garden and fruit trees. There is a covered wood store behind the garage and large shed.

**Services:** Mains water and electricity. Gas-fired central heating

**Local Authority:** Wealden District Council (01892) 653311

**Current EPC Rating:** E
Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.