

16 Deepdene  
Wadhurst, East Sussex,  
TN5 6EL

**burnett's**  
Individual Property : Individual Service



A beautifully presented, bright and spacious modern detached family house, positioned in a quiet no through road with fabulous views to the North Downs, on the outskirts of the Sunday Times' "Best place to live in the UK 2023". Comprising four double bedrooms (master with en-suite), family bathroom, living/dining room, study, kitchen, single garage, attractive gardens and private driveway with ample off-road parking. No onward chain. EPC Rating: D.

Price Guide: £725,000 Freehold

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# 16 Deepdene

Wadhurst, East Sussex, TN5 6EL

Price Guide: £725,000 Freehold

This attractive and substantial detached family house, built in the early 1970s, is located on a quiet no through road offering spectacular views to the North Downs with all the village amenities, schools and mainline railway station around a mile away.

16 Deepdene has been a cherished family home for over twenty-five years, and during such time, has been sympathetically modernised throughout. The generous accommodation is arranged over two floors, and benefits from double glazing and gas central heating.

Entering the property via an enclosed porch to an exceptional bright and spacious open plan living/dining room comprising, dual aspect windows to the front and side, a fireplace with wood burning stove on a tiled hearth, floating Oak mantel, built in storage cupboard, inset lighting, arched opening to kitchen, study/office and staircase to first floor landing.

The well-equipped kitchen has an array of wall and base cupboards, worktops, Range style cooker with glass splashback and extractor hood atop, sink and drainer with mixer tap over, part tiled walls, integrated dishwasher and washing machine, space for upright fridge/freezer, tiled floor, window and part obscured glazed door to side.

Adjacent is the study/office which includes a built in storage cupboard and window to side aspect.

The first floor landing accommodates four double bedrooms, a family bathroom and a large airing cupboard. Also, there is a loft hatch and French doors to rear terrace.

The generous master bedroom absorbs plenty of natural light and includes built in wardrobes, windows and glazed door to front balcony. This fabulous room has an en-suite with shower cubicle, WC, vanity unit with sink atop, towel radiator, inset lighting and fully tiled walls and floor.

The additional three double bedrooms all have windows with views. Bedrooms two and three also include built in wardrobes.

The modern and pristine family bathroom comprises a panelled bath with shower attachment over and glass shower screen, WC, towel radiator, part tiled walls, inset lighting and obscure window to side.

Outside, the front garden is mainly laid to lawn and includes vibrant shrub and flower borders, log store, single garage, and driveway with plentiful off-road parking. Gated access to the side of the property leads to rear terrace and garden.

The pretty hedge and fence enclosed rear garden has a levelled lawned section, a variety of flower beds and a large terraced area (ideal for alfresco dining with family and friends). To the side of the property is a paved area offering additional space for garden furniture.

This property is located in the very popular Sparrows Green area, a mile to the High Street. Wadhurst is a very attractive and characterful village with a pretty, predominantly Period High Street in an Area of Outstanding Natural Beauty which has much to offer. Wadhurst also offers Churches of various denominations within a good and strong community.

From a social point of view there are many choices to be made from Period Inns, Gastro Pubs, Restaurants, Cafés, an Art Gallery and many Societies and Clubs.

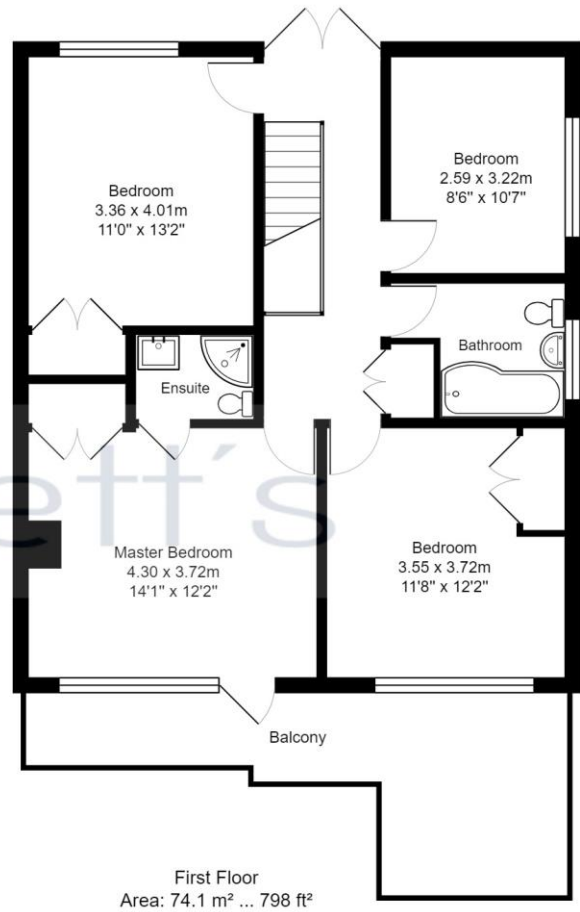
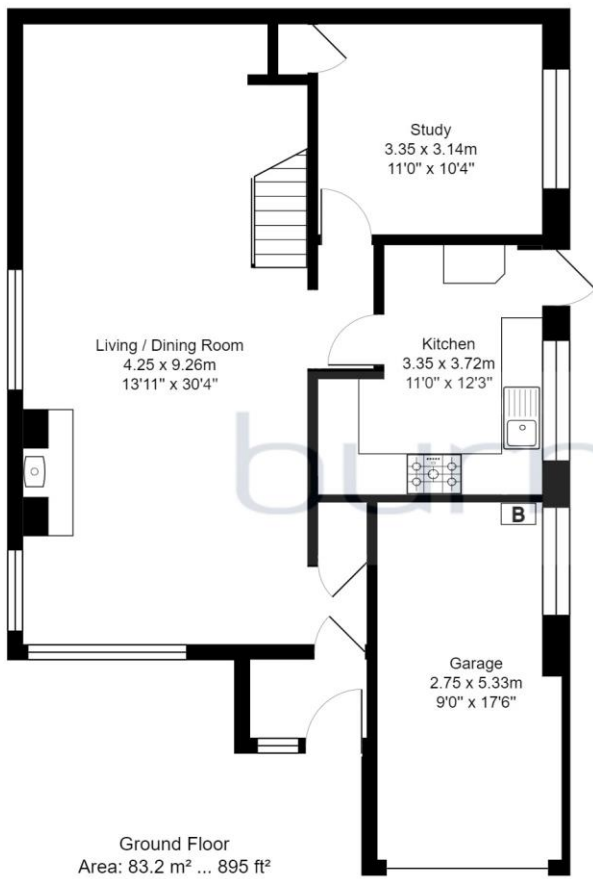
From a shopping perspective there is a very good local supermarket and Post Office, a family run butcher's shop, greengrocers, chemist, delicatessen, florist, hairdressers, a high quality gift shop and ladies outfitters and an excellent library and book shop. Wadhurst also benefits from very good local Doctor, Dentist and Vet practices.

There is an excellent choice of education and care from Nurseries and Primary Schools through to Secondary schools, for both boys and girls, in the private and state sector. Nearby leisure facilities include tennis, an excellent children's playground and a Community Sports Centre.

There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever popular Bedgebury Pinetum and Bewl Water Reservoir which offers sailing and other outdoor pursuits.

Railway stations can be found at Wadhurst (1.5 miles) and Tunbridge Wells (7 miles). These provide a fast and regular service to London Charing Cross, London Bridge and Cannon Street. There is also a regular bus service to Tunbridge Wells.

Mains services connected. Council Tax Band: F.



Total Area: 157.3 m<sup>2</sup> ... 1693 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

### Energy performance certificate (EPC)

16 Deepdene  
WADHURST  
TN5 6EL

Energy rating

**D**

Valid until: 9 November 2032

Certificate number: 9092-1206-0102-9157-2904

Property type

Detached house

Total floor area

142 square metres



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[www.burnetts-ea.com](http://www.burnetts-ea.com)

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