

Selworthy, 8
Stone Cross Road, Wadhurst,
TN5 6LR

burnett's
Individual Property : Individual Service



No chain. Tucked away in a quiet residential cul-de-sac, within a few minutes' walk of the amenities in Wadhurst and miles of footpaths through beautiful countryside, this well maintained semi-detached house, with attractive front and rear gardens, garage and off road parking, now offers scope for updating and potentially extending (STP).
Comprising: 3 bedrooms, shower room, 2 reception rooms, conservatory and kitchen.

EPC: D Guide Price £460,000 Freehold

Mayfield Office

3 Church View House, High Street,
Mayfield, TN20 6AB
01435 874450
mayfield@burnetts-ea.com

Wadhurst Office

Clock House, High Street,
Wadhurst, TN5 6AA
01892 782287
wadhurst@burnetts-ea.com



Selworthy, 8 Stone Cross Road

Wadhurst, TN5 6LR

Guide Price £460,000 Freehold

Believed to date back to the 60s, this semi-detached house comes to the market for the first time in over 50 years. Having been lovingly maintained and extended in the 80s, the property is considered to now offer scope to update and possibly extend, subject to the necessary consents.

To the front of the property is a brick-laid driveway leading to an attached single garage with up-and-over door. The driveway provides tandem parking for two cars. To the side of the driveway is an attractive lawned front garden with planted borders.

The front door opens into an enclosed porch, which in turn leads through to an inner hallway with stairs to the first floor.

The sitting room enjoys a double aspect over the front and rear gardens (via the adjoining conservatory to the rear) and features a coal effect gas fireplace.

The dining room was originally the siting of the kitchen until the owners extended in the 80s to create an adjoining kitchen with door out to the back garden and through to the attached garage.

Upstairs, the property provides two double bedrooms and a third single bedroom/study, all served by a shower room with a white suite.

There is a good amount of loft space that is partially boarded and has a fixed loft ladder accessed through a hatch on the landing ceiling.

Through several of the first floor windows you can catch views of the surrounding countryside between/over neighbouring properties.

The rear garden has been lovingly tended to and features a paved patio area and lawn planted with various shrubs and underplanted with Spring bulbs.

Voted the best place to live in the UK by The Sunday Times in 2023, Wadhurst is a vibrant market town with a friendly and interactive community.

The attractive High Street, which has some lovely period properties, has retained a number of shops and amenities including a Jempsons supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is also a monthly farmers' market, various clubs and societies to get involved with, a sports centre (at Uplands Academy) and a good local doctors practice and dentist.

Located in an Area of Outstanding Natural Beauty, the surrounding countryside is a delight to drive

through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town. Wadhurst Park has a network of permissive paths running through its beautiful and extensive grounds, which are a haven for wildlife.

Wadhurst has a pre-school, "good" primary school (Ofsted 2018) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.

Wadhurst has its own mainline railway station, albeit a couple of miles outside of the town to the North, with regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

Approximately 7 miles North of Wadhurst is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Also within around 45 minutes of Wadhurst is the South coast.

Material Information:

Mains gas, electricity, water and sewerage. Wealden District Council. Tax Band A (rates are not expected to rise upon completion).

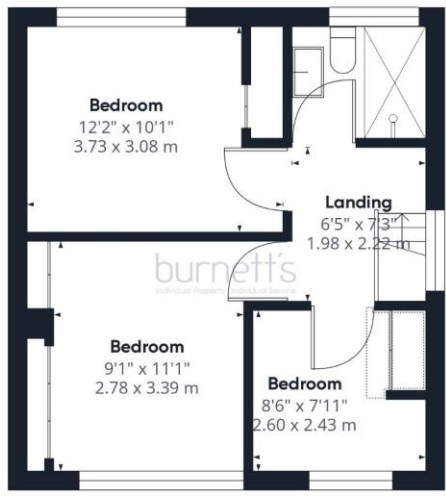
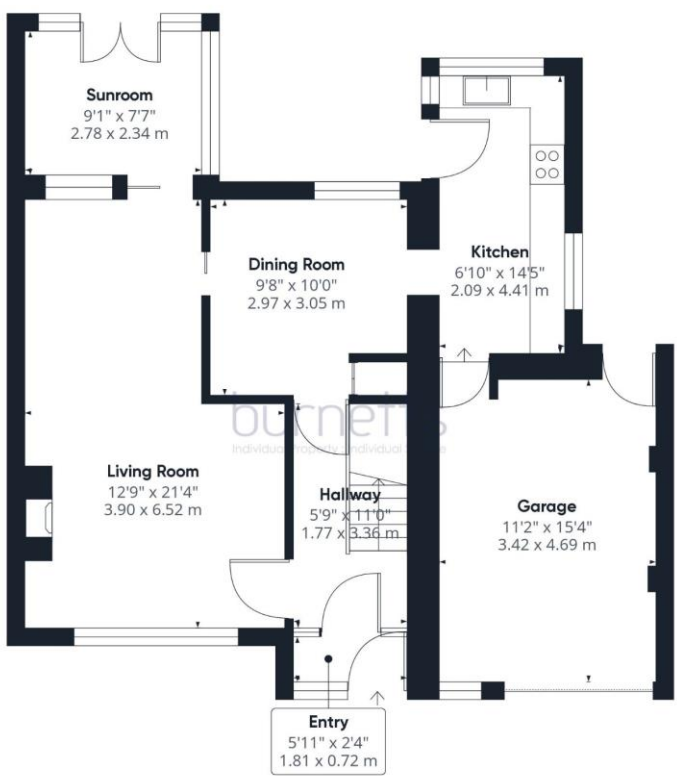
The property is believed to be of brick construction with half tile-hung front elevation, under a tiled roof. We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the AONB. It falls outside of the Wadhurst conservation area. 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 title deeds refer to restrictions and stipulations. 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: Ofcom suggests that Superfast broadband is available to the property. There is mobile coverage, best from O2 and Vodafone.

The property does not have step free access.



Approximate total area⁽¹⁾
1155.44 ft²
107.34 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

