





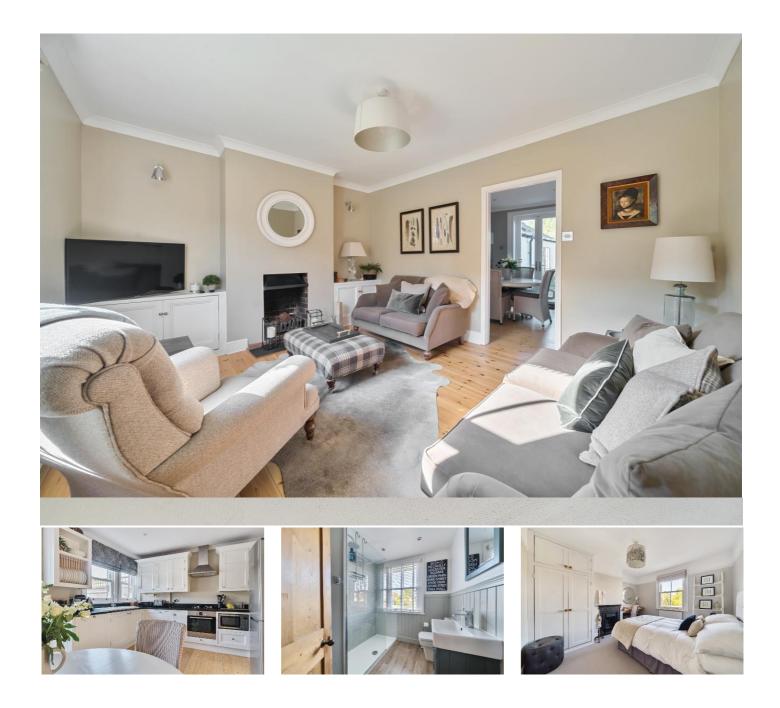
14 GEORGE STREET

WADHURST | TN5 6TB

A unique and beautifully styled semi-detached period cottage close to the heart of Wadhurst

EARLY VIEWING RECOMMENDED

Guide Price: £575,000



14 GEORGE STREET

WADHURST | EAST SUSSEX | TN5 6TB

A most unique and stylish house that has been a family home for the last 25 years and benefitted from an interior design and refurbishment throughout to include a recently built summer house at the end of the garden which the family use as an additional guest bedroom/home office. Unique features of this house include the exceptionally spacious kitchen/breakfast room, utility room with downstairs cloakroom and three good sized double bedrooms to include the master bedroom. Situated in a very quiet and well managed private road. Wadhurst has been voted UK Best Place to live by The Sunday Times 2023.

The accommodation opens from a hallway into the sitting room with feature fireplace and cupboards on each side. The kitchen is to the rear of the property with wood hand-built painted kitchen units and granite worktops. It has been thoughtfully planned to include a generous dining/breakfast area with French doors leading out to the garden. The utility/lobby and downstairs cloakroom is off to one side. There is wooden flooring throughout the downstairs. Stairs lead up from the hallway to two bedrooms and a generous sized family shower room and then up again to the master bedroom. The entire house is immaculately presented throughout.

There is a good-sized rear garden which is laid to lawn with a terrace and the recently built bespoke summerhouse at the rear offers additional living space or a home office with power and lighting.

Wadhurst is a very characterful village with a predominantly Period High Street in an Area of Outstanding Natural Beauty. The high street has an excellent range of shops including Jempsons convenience store, a butcher, baker, greengrocer, pharmacy, post office, florist, off licence, public houses and doctor's and dentist surgery. Wadhurst mainline station is located under a mile away with services into London in under an hour. Gatwick Airport is about 40 miles to the west. Tunbridge Wells is about 7 miles distant providing a comprehensive range of amenities including cinema complex and theatres alongside the historic Pantiles offering regular music events and dining out venues.



- Total floor area approximately 1104 sq.ft. (102.5mtrs)
- Light and spacious beautifully designed accommodation
- Large kitchen with breakfast/dining area
- Downstairs cloakroom and utility/lobby area
- Three double bedrooms
- Family shower room
- Landscaped rear garden with paved terraces
- Bespoke wooden summerhouse/home office
- Sunny aspect
- Located in a quiet private road
- Walking distance into Wadhurst
- EARLY VIEWING RECOMMENDED

GENERAL

Tenure: Freehold

Services: Mains water, gas and electricity.

(Connected but not tested).

Local authority: www.wealden.gov.uk

Council tax: Band:C EPC: D

Private Road: £50/annum sinking fund

VIEWING

By appointment only.

Sussex Office: 01435 873999.











FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



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