



125

— YEARS OF —

**Lambert
& Foster**



4 BUCKHURST PLACE
BUCKHURST LANE, WADHURST, EAST SUSSEX, TN5 6JF



**Lambert
& Foster**

GATWICK AIRPORT 29 MILES | WADHURST STATION 1.5 MILES | TUNBRIDGE WELLS 5.8 MILES

4 BUCKHURST PLACE, BUCKHURST LANE, WADHURST, EAST SUSSEX, TN5 6JF

A beautifully presented six-bedroom family home with private parking and a double garage located in a semi-rural position on the outskirts of the popular market town of Wadhurst.

ASKING PRICE £1,200,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to market this beautifully presented six-bedroom family home with private parking and a double garage located in a semi-rural position on the outskirts of the popular market town of Wadhurst.

Built in 2004, the property forms part of an exclusive development of seven properties and is set over three floors with more than 3329 sq. ft. of internal living space including, on the ground floor, a kitchen, family room, utility room, sitting room, study, cloak room and dining room. On the first floor you find four bedrooms, an ensuite bathroom and an ensuite shower room and a family bathroom. On the top floor you find two further bedrooms and a cloakroom.

As you enter the property through the front door you find a spacious entrance hall with a study and a generous sitting room to you right with French doors in the sitting room leading directly to the patio and garden to the rear. From the hallway, on your left there is a dining room and a cloakroom and to the rear of the property a large open plan kitchen/breakfast room with an adjacent family room and a utility room. The kitchen has French doors leading to the patio and garden to the rear. Taking the stairs from the hallway, you find four double bedrooms with the master bedroom featuring a large walk-in-wardrobe and an ensuite bathroom. A second bedroom has a modern ensuite shower room while the family bathroom has both a shower and a bath.

DESCRIPTION CONTINUED

Stairs from the central landing take you to the top floor where you find a versatile space comprising of two rooms and a cloakroom which can be used as bedrooms or as further living space as required.

The property is approached via a shared driveway with parking for visitors. There is private parking at the front of the house and a driveway to the rear of the property with parking for several cars and a double garage.

The walled rear garden is a beautiful space and is mainly laid to lawn but with an abundance of mature shrubs and trees and there is a large terrace outside the kitchen and sitting room. There is also use of a communal meadow opposite the property.

- Six bedrooms
- Garage
- Ample parking
- Walled garden
- Immaculately presented
- Close to station



FLOORPLANS

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

4 Buckhurst Place, Buckhurst Lane, Wadhurst, TN5 6JF

Approximate Area = 3329 sq ft / 309.2 sq m

Garage = 370 sq ft / 34.3 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 3805 sq ft / 353.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lambert and Foster Ltd. REF: 1317331



VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///PARSNIP.RESPECT.CANDLE

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Shared private drainage **Heating:** LPG

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band G **EPC:** E (48)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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