



**3 LIMDEN CLOSE**  
STONEGATE, WADHURST, EAST SUSSEX, TN5 7EG



**Lambert  
& Foster**

STATION 0.8 MILES | TUNBRIDGE WELLS 11 MILES | GATWICK AIRPORT 30 MILES

### 3 LIMDEN CLOSE, STONEGATE, WADHURST, EAST SUSSEX, TN5 7EG

A detached three-bedroom house occupying a peaceful cul-de-sac position in the village of Stonegate, offered with garage and driveway parking.

ASKING PRICE £525,000 FREEHOLD



#### DESCRIPTION

Set within a quiet residential close in the village of Stonegate, 3 Limden Close is a three-bedroom detached house offering well-proportioned family accommodation arranged over two floors, with the benefit of a single garage and ample driveway parking to the front with potential for further enhancement.

The ground floor opens to an entrance hall with a downstairs WC off, leading through to a generous open-plan kitchen and dining area. The kitchen features ample worktop space and floor and wall cabinets, kitchen island with integrated oven and hob beneath a substantial stainless-steel extractor. The dining area provides an informal everyday dining space with room for a family-sized table and chairs. Sliding doors open from the dining area into a conservatory, which connects the house directly to the garden and provides a bright, flexible additional reception space throughout the warmer months. A further sitting room with wood burning stove completes the ground floor accommodation, offering a more formal space for relaxing away from the main kitchen and dining area.

Upstairs, three bedrooms are served by a well-appointed contemporary family bathroom comprising of a bath with shower over, tiled flooring and walls and a striking monochrome scheme. The principal bedroom is of excellent proportions and features a built-in wardrobe as does the second bedroom. The property also offers scope for a loft conversion subject to the necessary planning permissions and consent.



To the rear, the garden is a generous and well-established plot with a wide area of lawn, well-stocked borders and mature hedging affording good degrees of privacy. Immediately adjoining the house is a terrace with outdoor dining space together with a greenhouse to one side. To the front, a driveway provides off-road parking for several vehicles and leads to the single garage.

Stonegate is a small rural village benefiting from a train station with regular services into London Bridge. The market town of Wadhurst is within easy reach, offering a wide range of everyday amenities including independent shops, restaurants and a GP surgery. Stonegate Primary School and Uplands Community College are among the state options, whilst several well-regarded independent schools are accessible including Mayfield School and Skippers Hill Manor.

- Three-bedroom detached
- Sitting room and open-plan kitchen/diner
- Conservatory opening to garden
- Garage and driveway parking
- Downstairs WC





## FLOORPLANS

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

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Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale





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

**WHAT3WORDS:** ///LANDMARK.CRAWLER.HAZEL

**TENURE:** Freehold

**SERVICES & UTILITIES:**

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

**Sewerage:** Mains **Heating:** Oil

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

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** Band E **EPC:** D (59)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations & 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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