

21 Oakwood Way, Wadhurst, East Sussex







# 21 Oakwood Way, Wadhurst, East Sussex

An attractive and well-proportioned detached house offering beautifully presented family accommodation with stunning rural views. The property is set in a fantastic position, just a third of a mile from the centre of the popular market town of Wadhurst and within easy reach of the mainline station.

Wadhurst High Street 0.3 miles. Wadhurst station 1.83 miles (London Bridge from 53 minutes). Stonegate station 3.5 miles (London Bridge from 59 minutes). Mayfield 5.7 miles.

Tunbridge Wells 7.3 miles (London Bridge from 45 minutes). Rye 22 miles. Eastbourne 25 miles. Gatwick airport 30 miles. London 49 miles. Heathrow airport 70 miles. (All times and distances approximate).



**Tenure:** Freehold

**Local authority:** Wealden District Council, Tel. 01892 653311.

**Council tax band:** G







## The Property

This wonderful detached family house was constructed in 2019 and provides well-proportioned accommodation, beautifully presented throughout. The front door opens into a welcoming and spacious entrance hall with a double height ceiling as well as an understairs cupboard and a larger than average ground floor cloakroom off which includes a large closet. Double doors lead into a fabulous triple aspect sitting room which has an attractive fireplace with a wood burner, windows to the front and side and French doors opening out to the rear terrace and gardens. From the entrance hall, a further set of double doors lead into a fantastic open plan kitchen/dining/family room which is a particular feature of the property and creates a perfect entertaining space with French doors opening out to the rear terrace and gardens. The stunning bespoke kitchen (by Stoneham Kitchens) provides an extensive range of wall and base units with integrated Neff appliances, a door to the side and a utility room off. The kitchen is open plan to the substantial dining area and the family area.

On the first floor, the galleried landing gives access to the four bedrooms and family bathroom. The principal bedroom has fitted wardrobes, a beautifully appointed en suite bathroom and a window to the front with beautiful views over the surrounding fields and beyond. The second bedroom also benefits from an en suite shower room with a double width walk-in shower. The third bedroom enjoys stunning views over the surrounding countryside to Bewl Water.

## Gardens and Grounds

The house is approached over a private block paved driveway leading to the detached double garage, with electric vehicle charging point, and parking area. The front garden is laid to lawn with a variety of shrubs, climbing roses, wisteria and a footpath leading to the front door. To the rear, a paved terrace runs the width of the house, perfect for al fresco dining. The rear garden is laid to lawn, interspersed with flower beds and shrubs, with a garden shed and fenced on all sides.

There is an annual service charge for residents of Oakwood Way to cover the maintenance of the common areas. Further details available upon request.





Beautifully presented family accommodation with stunning views over the surrounding countryside.



## Services

Mains water, gas and electricity. Gas fired heating. Fibre broadband available.  
EV charging point. Private drainage.

## Situation

The property is located off the Lower High Street, just a third of a mile from the centre of the popular market town of Wadhurst which has recently been named by the Sunday Times as the 'Best Place to Live in the UK'. Wadhurst is well served with shops, pubs, cafes and other amenities for everyday needs as well as a mainline station providing an excellent commuter service to London. The pretty 16th century village of Mayfield also provides a good range of local shops, post office, bank and pubs. A more comprehensive range of shopping, recreational and cultural amenities are available at Tunbridge Wells.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.

Leisure amenities in the vicinity include golf at a number of courses such as Dale Hill at Ticehurst, The Nevill at Tunbridge Wells and the Royal Ashdown Forest in Forest Row; walking and riding in the surrounding countryside; sailing and water sports at Bewl Water and on the south coast. There are numerous walks from the property, including a footpath to Bewl Water.

## Directions (TN5 6FJ)

From Tunbridge Wells, proceed south on Frant Road (A267) for 2.7 miles. After passing through the village of Frant, turn left onto Wadhurst Road (B2099) signposted Wadhurst/Ticehurst. Continue for 4.2 miles, passing through Wadhurst village, then turn left onto Oakwood Way. The property, No. 21, will be found straight ahead.



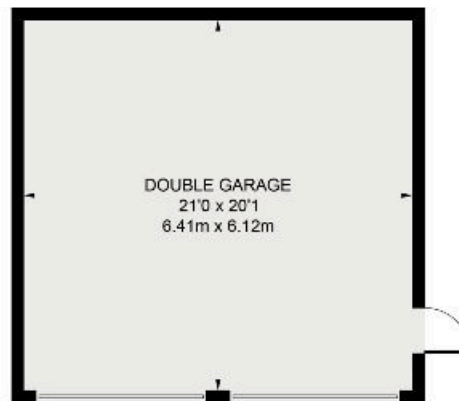
## Approximate Gross Internal Floor Area

House: 184.2 sq m / 1983 sq ft

Garage: 39 sq m / 420 sq ft

TOTAL: 223.2 sq m / 2403 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Knight Frank  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Simon Biddulph

01892 515035

[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)

Lucy Martin

01892 515035

[lucy.martin@knightfrank.com](mailto:lucy.martin@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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