



The Acorns

Wadhurst, TN5 7EY

Guide price £900,000 - £950,000 Freehold

**Wyatt
Hughes**

THE ACORNS, STONEGATE, TN5 7EY

GUIDE PRICE £900,000 - £950,000

A superb four bedroom detached family home with a detached double garage, overlooking a picturesque pond and set within a quiet cul-de-sac location.

Set in an enviable position within this sought-after development, the property enjoys a peaceful setting with attractive outlooks creating a real sense of space and tranquillity.

The house is particularly strong on its ground floor layout, designed for modern family living. A superb open-plan kitchen/dining room with woodburner forms the heart of the home, offering excellent space for both everyday living and entertaining. The kitchen is well-appointed with ample cabinetry and integrated appliances, centred around a large island, with clearly defined dining and seating areas.

In addition, there is a well-proportioned sitting room with feature brick fireplace and wood burning stove, providing a more formal and cosy living space. Doors open out to the rear garden, allowing for a seamless connection between inside and out. A useful utility area and ground floor WC complete the ground floor.

Upstairs, the property offers four bedrooms, including a generous principal bedroom with ensuite, alongside a modern family bathroom and additional shower room, providing flexibility for family life.

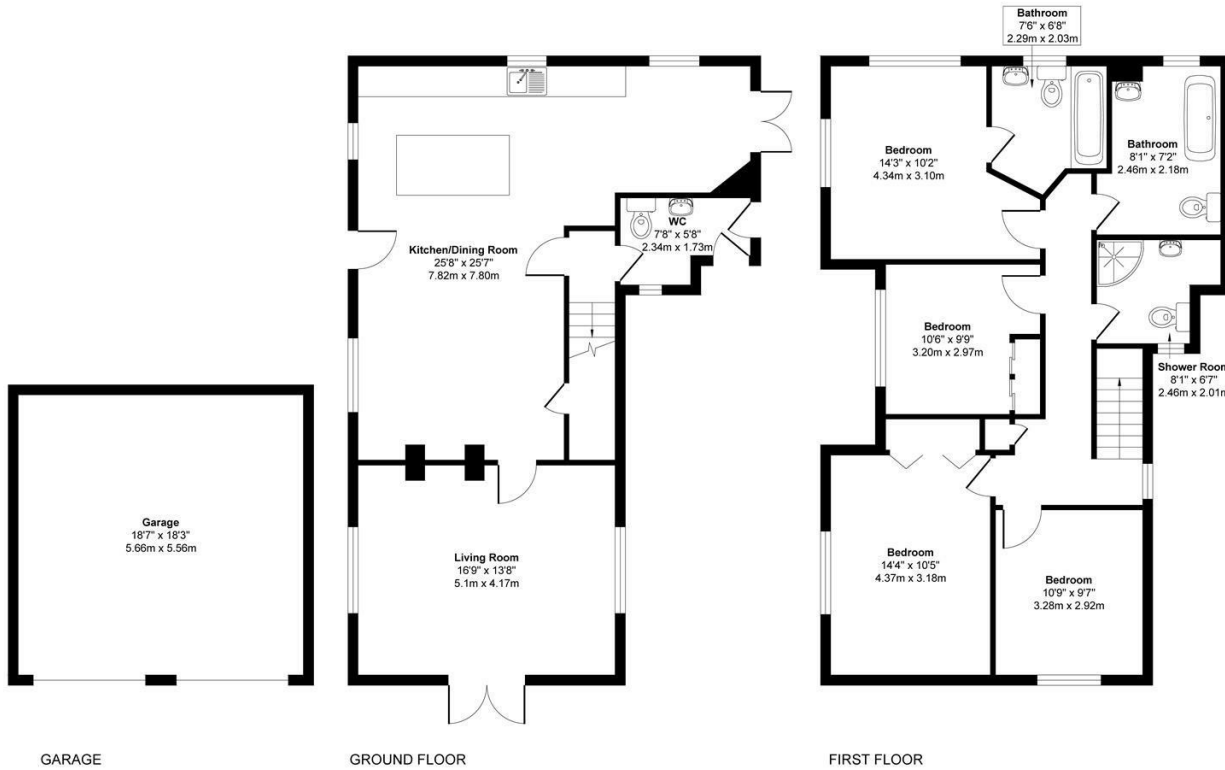
Externally, the rear garden is mainly laid to lawn with a patio area ideal for outdoor dining, surrounded by mature planting which provides a good degree of privacy. To the front, a driveway provides ample parking and leads to a detached double garage.

The Acorns is a quiet and well-regarded cul-de-sac, conveniently positioned for access to Stonegate mainline station, offering regular services to London, as well as the nearby villages of Ticehurst and Wadhurst, both of which provide a range of local amenities, schooling and countryside walks.

- Four Bedroom Detached Home
- Detached Double Garage
- Driveway
- Open Plan Living
- Two Reception Rooms With Individual Log Burners
- Ensuite & Two Additional Bathrooms
- Landscaped Southernly Facing Garden
- Mains Drains, Electrics, Sewerage & Oil Central Heating
- Council Tax: Rother Band G
- EPC - TBC



The Acorns
 Approximate Gross Internal Floor Area
 1967 sq. ft / 182.74 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt
 Hughes

