



Oakwood Way  
Wadhurst, East Sussex, TN5 6FJ  
Asking price £350,000 Freehold

Wyatt  
Hughes

## OAKWOOD WAY, WADHURST, EAST SUSSEX, TN5 6FJ

A beautifully presented modern semi-detached home forming part of a popular contemporary development in the heart of Wadhurst, offering stylish and low-maintenance living within easy reach of the village High Street. Built approximately six years ago by Rydon Homes, this attractive two double bedroom property combines modern efficiency with practical family living and is offered to the market with NO ONWARD CHAIN.

The accommodation extends to approximately 824 sq.ft and is bright, airy and thoughtfully arranged throughout. The ground floor features a welcoming entrance hall with useful built-in storage, a cloakroom/WC and a well-appointed shaker-style kitchen with integrated appliances and views to the front. To the rear, the spacious dual-aspect sitting/dining room creates a sociable everyday living space with French doors opening directly onto the garden — ideal for summer evenings, entertaining or simply enjoying the indoor/outdoor feel.

Upstairs are two generous double bedrooms together with a modern family bathroom, making the property equally well suited to first-time buyers, downsizers, professionals or those looking for a lock-up-and-leave style home in a highly regarded village setting.

Outside, there is a block paved driveway providing parking for two vehicles alongside an EV charging point, with gated side access leading to the enclosed rear garden. Mainly laid to lawn with a paved terrace and garden shed, the garden offers a safe and manageable outdoor space to enjoy.

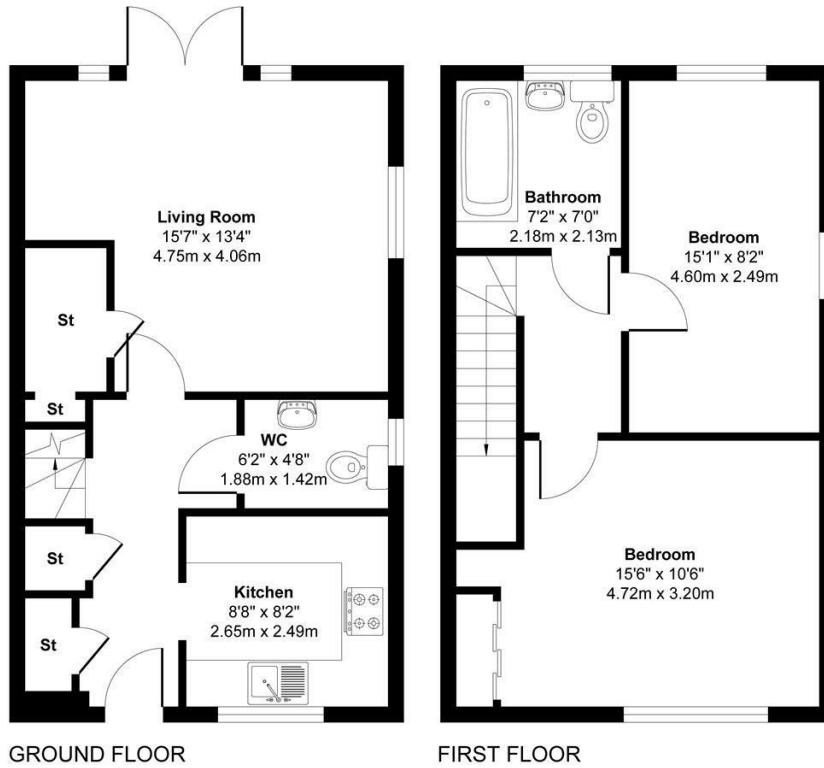
Oakwood Way is conveniently positioned within walking distance of Wadhurst High Street, recently recognised as one of the UK's most desirable villages. The area offers an excellent blend of independent shops, cafés, pubs, schooling and everyday amenities, whilst Wadhurst Station provides regular services to London in just over an hour. The surrounding High Weald countryside and nearby Bewl Water offer fantastic walking, cycling and outdoor leisure opportunities right on the doorstep.

- Modern Two Bedroom Home
- Parking For Two Cars
- EV Charging Point
- Private Rear Garden
- No Onward Chain
- Approx 4 Years Remaining New Home Warranty
- Mains Water, Electricity, Gas Central Heating
- Service Charge Approx: £36.47 pcm
- Wealden District Council: Band D



# Oakwood

Approximate Gross Internal Floor Area  
824 sq. ft / 76.55 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

