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Individual Property : Individual Service



Occupying a tucked-away, corner plot of just under a quarter of an acre, in a quiet close in the village of Stonegate, between Wadhurst, Ticehurst and Burwash, is this sixties detached bungalow, which is ripe for renovation - Offered with No Chain.

EPC: D

Offers in Excess of £375,000 Freehold



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2025 : EXCEPTIONAL
SALES



9 Limden Close

Stonegate, Wadhurst, TN5 7EG

Offers in Excess of £375,000 Freehold

Coming to the market for the first time since 1980, this detached bungalow offers a prime opportunity for updating and extending, subject to the usual consents.

Others in the close have extended both out and up into the loft, setting a precedent for a similar scope of works.

This house occupies a very private, corner plot, tucked-away at the back of the close, on about 0.24 of an acre, which backs onto woodland.

The gardens were clearly a much loved feature of the property in their day and are compartmented into different areas of interest, making it difficult to capture the full extent of the outside space, which needs to be seen to be fully appreciated.

The bungalow comes with a single garage, which is adjacent but detached to the house and attached to a neighbouring garage. There is also space to park at least one car on the driveway in front of the garage and scope to potentially extend the driveway in front of the house.

The accommodation is well balanced as it stands and could just be updated. It currently offers a generous double aspect sitting room with sliding door to the gardens, a kitchen, two double bedrooms with fitted wardrobes, a third bedroom or dining room depending on requirement, and a bathroom with separate WC. There is also a store room across an open porch from the kitchen, which could potentially be incorporated into the accommodation footprint.

Limden Close is a small, quiet close near the centre of Stonegate village, within walking distance of the primary school, village hall, playground and Church and just 1.2 miles from the railway station ((London Bridge in just under 1 hr). It is a small but friendly, rural village located between Ticehurst and Wadhurst (about 2 miles equidistant).

Both Wadhurst and Ticehurst offer a selection of local amenities, including shops, cafes, pubs, post office services, pharmacies, hairdressers etc.

Stonegate Primary School has a "Good" Ofsted rating and there are also primary school options in the surrounding villages, as well as Uplands Secondary Academy and Sacred Heart Catholic Independent School in Wadhurst.

There are also several clubs and societies to get involved with nearby, including Yoga and Dance classes in the village hall, and a sports centre and sports clubs in Wadhurst. Bedgebury Forest, Dale Hill golf club and Bewl Water Reservoir are all nearby, offering recreational outdoor pursuits.

The area forms part of the High Weald National Landscape and there are many beautiful walks to enjoy on the numerous footpaths and bridleways that criss-cross the area.

The A21 at Flimwell is just 5 miles away, providing direct access to the M25 and London to the North and Hastings/the South Coast to the South.

Material Information:

Rother District Council. Tax Band E (rates are not expected to rise upon completion).

Oil fired central heating. Mains electricity, water and drainage.

The property is believed to be of brick/block construction with a tiled roof.

We are not aware of any safety issues or cladding issues.

An asbestos survey has not been carried out, although due to the age of the property it is possible that there may be materials within the house that contain it.

The property is located within the High Weald National Landscape and an Article 4 Area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

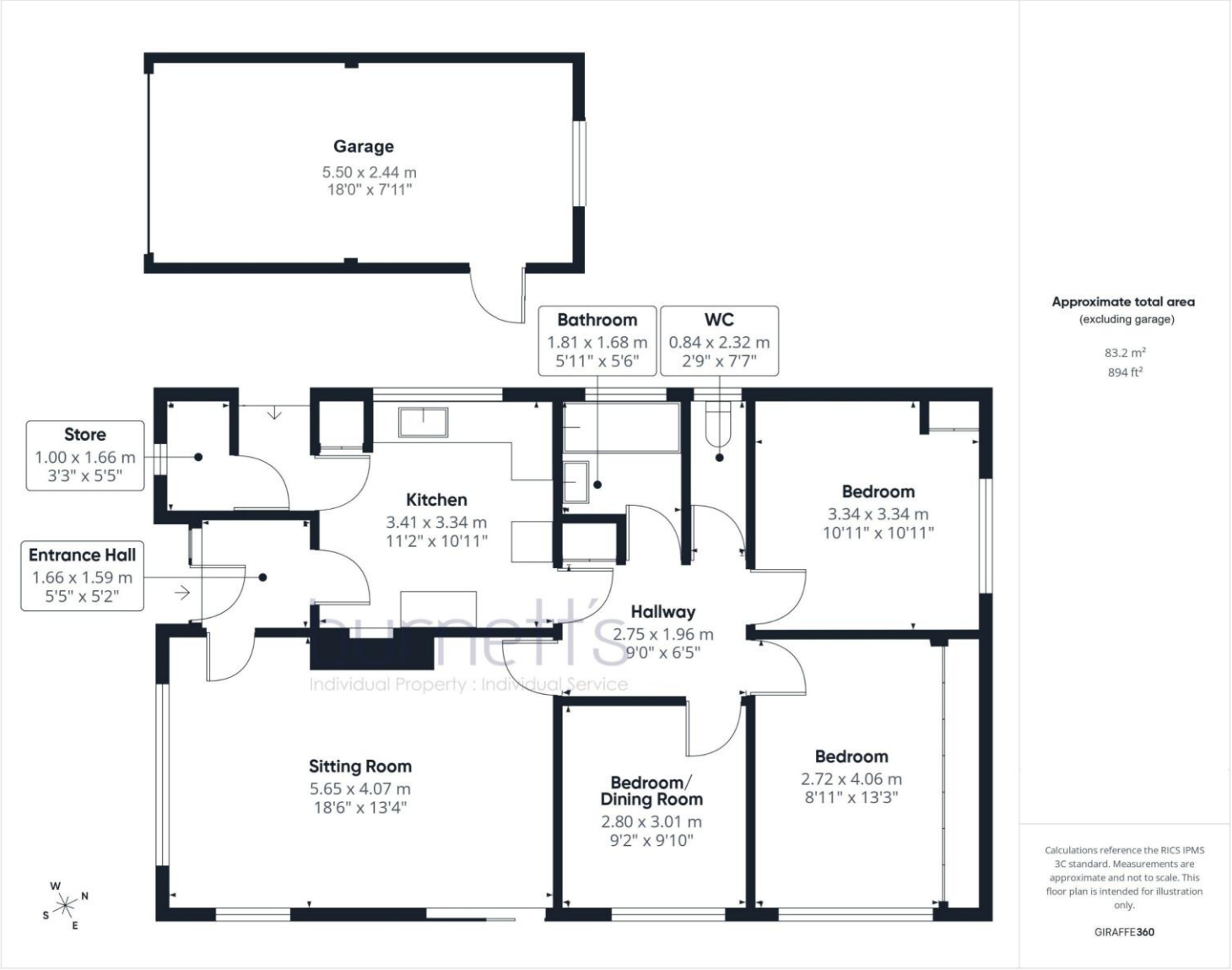
Broadband coverage: According to Ofcom, Superfast broadband is available to the property.

Mobile Coverage: According to Ofcom, there is variable mobile coverage from various networks, best from Three.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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