

# WINSTONS

WADHURST • EAST SUSSEX



# WINSTONS

MAYFIELD LANE • WADHURST  
EAST SUSSEX • TN5 6DG

*An attractive, newly constructed family house*

Entrance hall • Cloakroom • Kitchen/breakfast room  
Utility room • Family/dining room • Drawing room • Study

Master bedroom with en suite bathroom and dressing room  
4 further bedrooms (2 with en suite bath/shower rooms)  
Family bathroom

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Detached double garage

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Gardens

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**In all about 0.5 acres**

**For Sale Freehold**

Wadhurst 0.5 miles  
Tunbridge Wells 6.5 miles  
(All distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





- A21 – 4 miles
- A26 – 6 miles
- M25 (J5) – 19 miles



- Wadhurst 0.9 miles (London Bridge about 1 hour)
- Tunbridge Wells 6.5 miles (London Bridge about 48 minutes)



- Gatwick 28 miles
- Heathrow 62 miles



- Wadhurst – 0.5 mile
- Tunbridge Wells – 6.5 miles



- Bricklehurst Manor, Stonegate
- St Leonards-Mayfield for Girls
- Holmewood House Preparatory, Langton Green
- Vinehall, Robertsbridge
- Marlborough House, Hawkhurst
- Grammar schools for girls and boys, Tunbridge Wells and Tonbridge
- Uplands Community College, Wadhurst



- Golf at a number of courses including Ticehurst, Tunbridge Wells and Forest Row
- Racing at Lingfield, Plumpton and Brighton



- Sailing and fishing at Bewl Water and on the south coast



## Situation

Winstons is situated on the rural fringe of Wadhurst, on the popular Mayfield Lane, about half a mile from the village which provides a good range of shopping and local commercial facilities, a parish church and mainline railway station. The regional centre of Tunbridge Wells provides an extensive range of shopping, commercial and recreational facilities. There is an excellent choice of state and private schools in the area and communications are good with the A21 at Lamberhurst providing connections to the M25 and national motorway network, London Gatwick and Heathrow airports, the Channel Tunnel, ferry ports and the International Eurostar station at Ashford.

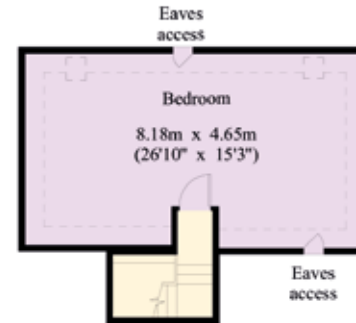
## The Property

Winstons comprises a newly constructed detached family house built to an incredibly high standard. It offers spacious and well-proportioned reception rooms and family accommodation and includes an impressive bespoke fitted kitchen/breakfast room with integrated Neff appliances, granite worktop and porcelain tiled floor. The bath/shower rooms have high quality fittings and Duravit Starck 3 sanitary ware. The property has oak internal doors, oak floors to entrance halls and gallery landings and a bespoke solid oak staircase as well as fitted carpets, under floor heating to the ground floor, wiring for multimedia systems and a 10 year Premier Warranty.

## Gardens and Grounds

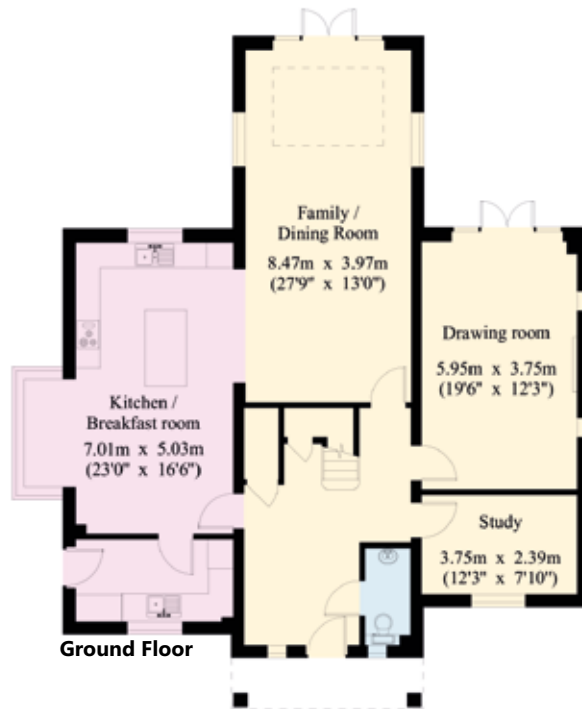
The property is approached via a brick paved driveway leading to a detached double garage and parking area. The landscaped gardens are newly turfed with hedging and fencing on all sides and a brick wall with gate giving access to the rear of the garden. There is external lighting, a revolving summer house and, to the bottom of the garden, an additional area ideal for creating a vegetable garden.



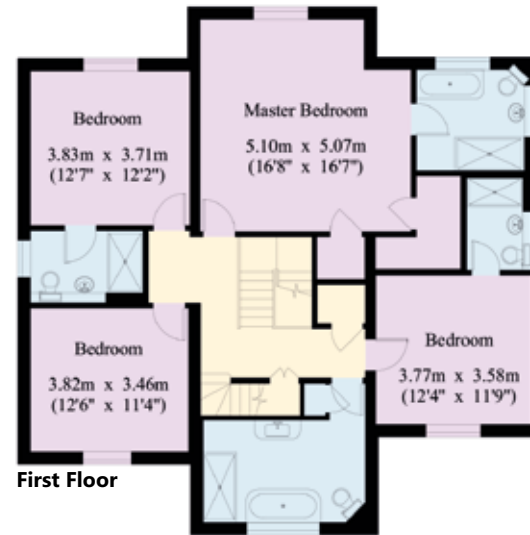


**Second Floor**

----- Restricted Height



**Ground Floor**

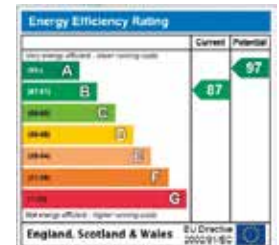


**First Floor**

**Approximate Gross Internal Floor Area**

House - 295.6 sq.m (3181 sq.ft.)

Garage - 33.9 sq.m (364 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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### **Directions (Postcode TN5 6DG)**

From Wadhurst proceed to Durgates and turn left into Mayfield Lane. The property will be found after a short distance on the left hand side.

### **Local Authority**

Wealden District Council, Tel. 01892 65 33 11

### **Services**

Mains water, electricity and drainage. Gas-fired central heating.

### **Fixtures and fittings**

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.