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Spirals, Pell Green – TN5 6EE
Wadhurst

Guide Price **£650,000**

bracketts
est. 1828



This impressive and thoughtfully extended four/five-bedroom family home offers spacious and highly versatile accommodation arranged over four floors, extending to approximately 1,780 sq ft. Positioned within the desirable village of Wadhurst (TN5 6EE), the property is well placed for village amenities, reputable schools and mainline rail connections.

At the heart of the home is a striking open-plan kitchen/dining room designed for modern living. Featuring bespoke cabinetry, quartz worktops, integrated appliances and elegant tiled flooring, the space is bathed in natural light from five skylights and expansive glazing to the rear. Bi-fold doors open onto the terrace, creating a seamless flow to the garden – ideal for entertaining and family life alike.

The ground floor also includes a generous sitting room, a utility room and a contemporary shower room.

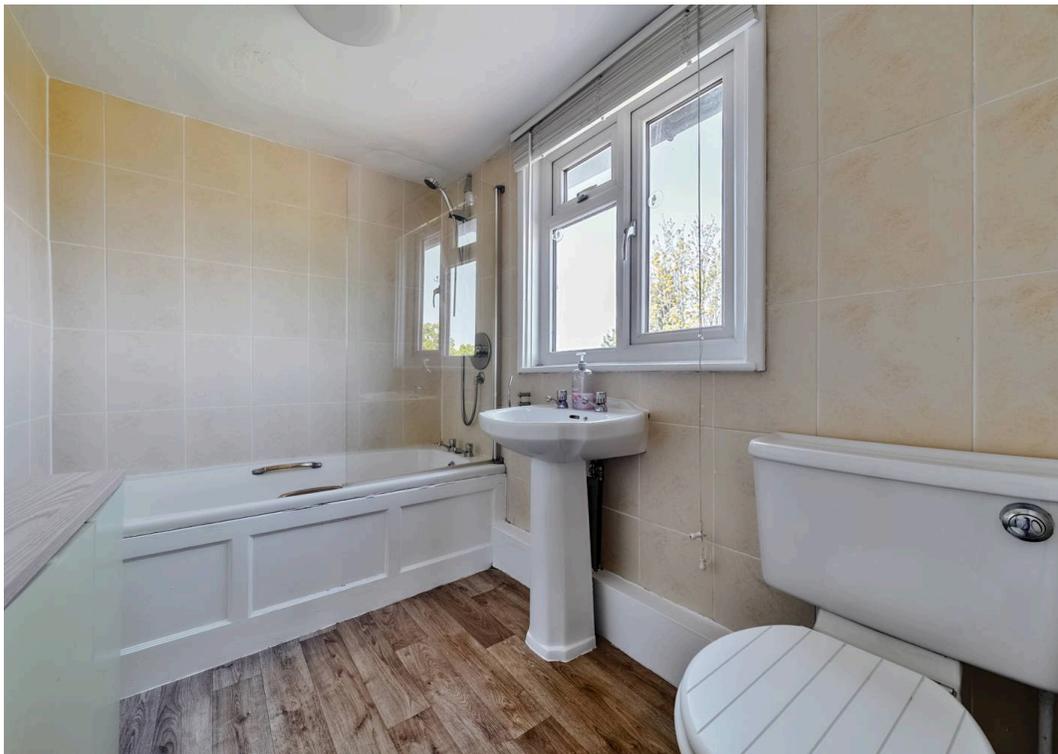
The upper floors provide excellent flexibility. The first floor offers a substantial reception room, which could serve as a fifth bedroom if required (subject to any necessary consents), together with a double bedroom. The second floor comprises two further double bedrooms, one with fitted wardrobes, and a well-appointed family bathroom. The top floor provides an additional double bedroom with useful eaves storage and access to a sizeable loft area.

Externally, the property is approached via a private driveway providing parking for several vehicles. The rear garden is a particular highlight, with two paved terraces for outdoor dining, a generous lawn and established planting that creates a private and well-balanced outdoor setting.

Council Tax band: E

Tenure: Freehold





Spirals, Pell Green

Gross Internal Area Approx 165.5 sq m / 1782 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.