



WOODLARK HOUSE

*A stylish three bedroom modern home
set in the East Sussex countryside*





Welcome to Wadhurst

The beautiful village of Wadhurst, East Sussex lies six miles south east of Tunbridge Wells, at the crossroads of the B2100 and the B2099. It has a long high street of tile-hung cottages and at one time it was of great importance as a hub of the Wealden Iron Industry. The name Wadhurst means 'Wada's settlement in the clearing in a wood', and dates the parish to Anglo Saxon times.

Wadhurst village centre has a good selection of shops, and is a centre for the surrounding small villages. For those who prefer extensive retail therapy, the nearest main shopping centre is in Tunbridge Wells about six miles to the north west also home of the famous 'Pantiles'. To the south of Wadhurst is the historic seaside town of Hastings, just a 30 minute drive.

The town has good leisure facilities including a bowls and cricket club and the renowned Dale Hill Golf and Country Club at nearby Ticehurst that has a indoor heated pool, sauna, and air conditioned gymnasium.

Wadhurst also has excellent communications, the railway station serves routes to London Waterloo and Charing Cross in one hour travel time and also Hastings. The nearby A21 links to the M25 at Sevenoaks serving the rest of the motorway network.



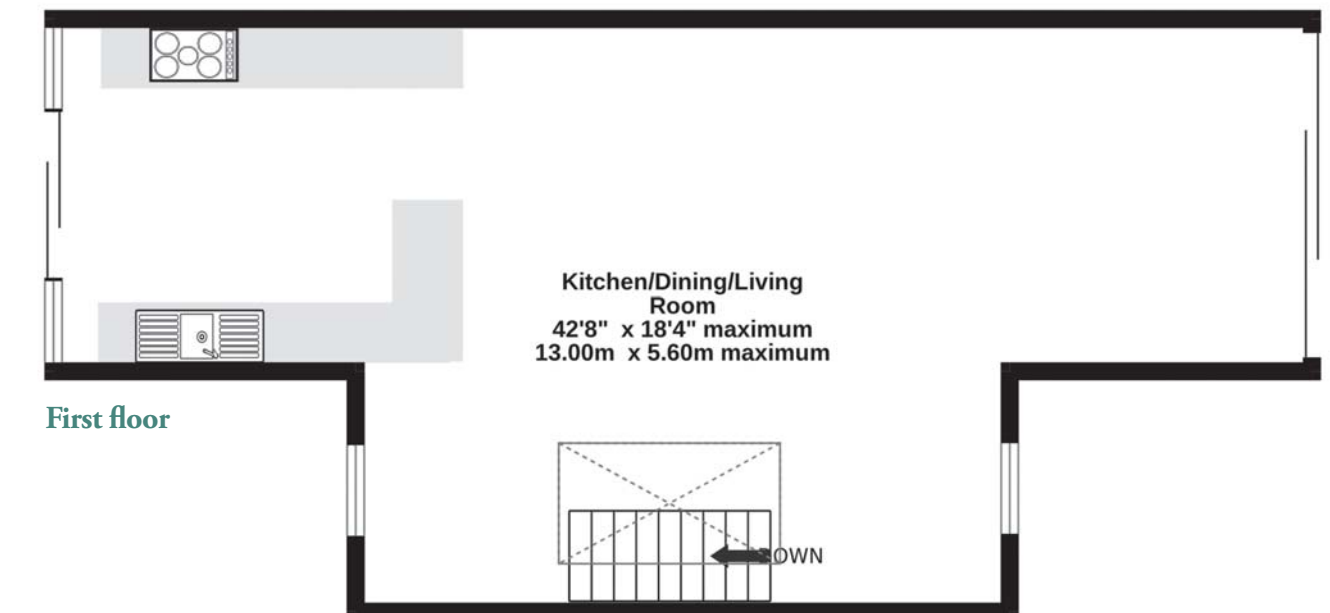
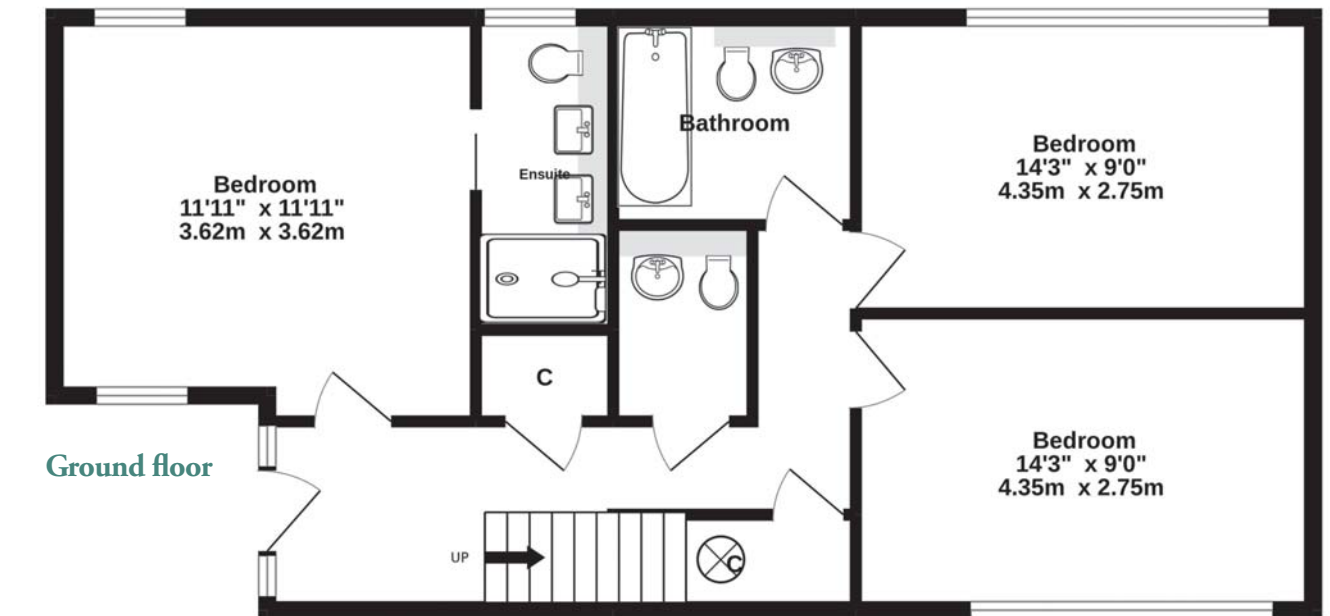
Modern living in the heart of East Sussex

Woodlark House is a unique, ultra stylish three bedroom detached family home. Designed to maximise on its beautiful surrounding, this clever 'upside down' house boasts views over the surrounding countryside, but also access to rear additional entertaining and relaxing space.

The accommodation in this thoughtfully laid out family home is arranged as follows, to the lower floor – a large welcoming hallway with useful storage space, utility room, master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom. Stairs lead to the upper floor and an open plan kitchen, living and dining space and large terrace to front.



FLOOR PLANS



SPECIFICATIONS

All homes are built to our high standards and Specification. The level of workmanship and thoughtful approach to every home is the fundamental reason why this should be your next move.

- Air Source Heat Pump providing all domestic hot water and heating
 - Mechanical Ventilation with Heat Recovery (MVHR) – continuously extracts stale, moisture-laden air, resupplying fresh, filtered air back in, resulting in a comfortable, condensation free environment all year round.
 - Triple glazed windows and doors throughout.
 - PV Solar panels – generating free electricity, adding to the effective and economic running of the home with reduced energy bills.
 - Underfloor heating to both ground and first floor.
 - Optional extra of fully tiled or wooden flooring, subject to plot and stage of construction
- Exceptional quality contemporary oak veneer finished internal doors
 - Modern high quality door furniture with contemporary handles on square rose
 - Stunning contemporary staircase
 - Sleek contemporary skirtings and architraves
 - Extensive TV and telephone points (TV aerial not included)
 - Mains smoke detectors with infrared sensors
 - Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power point (position varies)
 - Elevations finished in high quality timber and brick
 - Low maintenance high quality aluminium double glazed windows, doors and sliding doors (where appropriate) finished in smart black RAL colour
 - Paving and patios where shown finished with matching contemporary paving slabs / decking
 - Electric vehicle charging point
 - Predicted EPC – A



SECURITY

Locks are “high security” and the front entrance door has, in addition, a fully insulated aluminium shell and high performance hinges as well as a high specification security lock.

Homes are fitted with PIR detectors on the outside lights ensure that the approach to each house is well illuminated.



KITCHENS

Every detail is considered in our beautifully designed kitchens.

- Stunning contemporary designer kitchens with units and pan drawers with soft close runners
- Quartz worktops and upstands as standard
- Laser edge colour matched laminate worktops and upstands to all utility areas
- Flush ceiling spot lighting with low energy LED bulbs
- Stainless steel one-and-a-half bowl sink unit with contemporary mixer tap to utility areas
- Space and plumbing for washing machine and dryer
- The latest contemporary integrated appliances are included
- Double fan assisted electric oven
- Flush electric induction hob with touch controls
- Fridge/Freezer
- Dishwasher
- Undermounted sink and contemporary designer taps to kitchen

- ### BATHROOMS

A luxurious contemporary space designed to exceed your expectations.

 - Luxurious contemporary bathroom suites with WC and wall mounted designer basins
 - Sleek monobloc basin mixer tap
 - Stunning deep luxury bath
 - Thermostatic bath mixer tap with independent ‘hair wash’ shower fitting to bath
 - Luxury walk-in shower enclosures with frameless glass screen, contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head
- Contemporary low rise walk-in shower trays
 - Flush ceiling spot lighting with low energy LED bulbs
 - Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles
 - Fully tiled bathroom floors with matching contemporary tiles (available as cost upgrade)
 - Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
 - Luxury heated towel rail in both main bathroom and en-suites
 - Cloakroom/WC fitted with stylish contemporary suites and tiled splash backs to basin

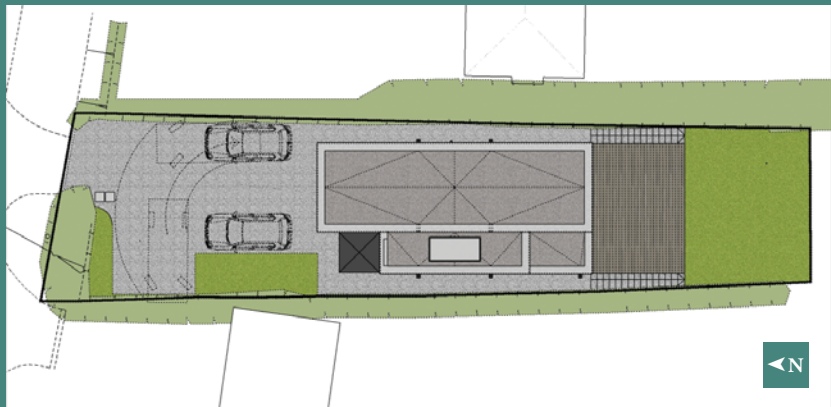


LOCATION



WOODLARK HOUSE, BALACLAVA LANE, WADHURST, EAST SUSSEX, TN5 6EH
 To discuss further, please contact us on 01622 871255 or email sales@westoakhomes.co.uk

SITE PLAN



This site plan is a guide for illustrative purposes only. Landscaping shown is indicative only.



Contemporary living for life



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