

# THE MODERN HOUSE



*Durgates, East Sussex  
Sold*

## Jonas Drive

Designed and built in the 1960s, this wonderfully characterful three-bedroom house retains many original mid-century features. Complemented by a large, contemporary garden studio, the interior living spaces unfold across a single storey. Located in Durgates, on the north-eastern fringe of Wadhurst, a historic market town within the East Sussex AONB High Weald, the house is set in a peaceful, leafy location, has generous off-road parking and overlooks private gardens.

### *The Tour*

The house and studio are set back from the quiet no-through road behind a private driveway and lovely front garden.

A winding, stepped path, edged in long grasses and orange azaleas, descends to the low-lying house. Its modest façade of textured red bricks, white-framed horizontal windows and pantiled roof belie the fluid and perfectly considered living spaces within.

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An indigo-blue front door opens to a handy lobby and an inner leaf, with rippled glazed panelling, leads into a larger hallway. This has ample space for coats and boots and for storing everyday paraphernalia.

Though not vast in size, the layout is spatially intelligent, resulting in a brilliantly cohesive flow of rooms; sensitive, constrained material and colour palettes unite the interiors. Rooms are bathed in natural light, the aura is calm, and there is a sense of continual dialogue with the garden.

Herringbone oak flooring runs underfoot throughout, unifying the free-flowing layout. The living, dining and cooking areas are warm, rich and inviting, with a central chimney breast delineating the spaces to relax, dine and cook.

The kitchen has a generous provision of grey cabinetry and pale blue Formica work surfaces. Atop is a boldly coloured tiled splashback in chartreuse, a hue created by the current owner in collaboration with Johnsons Tiles. Compelling garden views and an adjacent plant-strewn patio lie just beyond, beckoning for alfresco dining.

Three double bedrooms lie on the western side of the plan, all with a tranquil aesthetic, they are bathed in natural light care of wide windows. The middle bedroom is currently laid out as a home-working space and has a wall of full-height storage.

Colour and pattern are used playfully in the centrally positioned family bathroom. The floor has a striking grey geometric pattern and on the walls are cloud blue tiles, a second collaboration between the owner and Johnsons Tiles.

The garden studio provides a flexible space for home working or as a creative workshop. Clad in greying Scottish larch, it has a high mono-pitched ceiling and excellent natural light. It opens directly onto the gardens via a wall of bi-folding glazed doors.

### *Outdoor Space*

The secluded paved patio is surrounded by verdant planting and trellising awash with fragrant climbing roses and wisteria and provides the perfect spot for morning coffee.

Steps descend to a lawned area edged in mature shrubs and perennial borders. Centrally positioned is a hawthorn arch flanked by colourful herbaceous flowers. Beyond is a further grassy bank, surrounded by broad-leafed specimen trees, and with raised vegetable beds positioned centrally.

At the boundary is a small stream. A place with dappled light and shade, in warmer months, this is a lovely spot to sit and relax.

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### *The Area*

The house occupies a peaceful position in Durgates, a hamlet on the edge of Wadhurst. Wadhurst is an attractive village with an impressive range of independent shops, cafes and pubs. Piccolo is terrific for a morning coffee or light lunch, The Bull Inn is lovely for a traditional Sunday lunch and The Lazy Fox, perfect for stonebaked pizzas. Slightly further afield, in nearby Kilndown, The Small Holding offers delicious farm-to-fork tasting menus.

Sitting within the High Weald AONB, Durgates is wonderfully located for green spaces for walking and cycling, with the Bewl Water and Bedgebury National Pinetum particularly lovely areas to wander.

There are both primary and secondary schooling options within walking distance, Wadhurst Church of England primary school and Uplands Community College.

Tunbridge Wells lies around seven miles north and London, approximately 50 miles away, can be reached via the A21, M25 and A2. The house is a 10 minute walk from Wadhurst station, with train services to London Bridge in around 52 minutes, continuing on to either Charing Cross or Cannon Street.

Council Tax Band: D

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.