

Newbury House

Wadhurst, East Sussex



HAMPTONS
INTERNATIONAL

Enjoying a secluded yet convenient position, set within beautifully landscaped gardens and grounds and presented with style, a fine and substantial country residence of excellent proportion, in total approximately 3.5 acres (1.43 h)





Newbury House Newbury Lane Wadhurst East Sussex TN5 6HA

Accommodation

Entrance porch, reception hall, drawing room, dining room, garden room, sitting room, study, kitchen/breakfast room, utility room, two cloakrooms, billiard room with separate staircase, wine cellar.

Master bedroom with en-suite bathroom and dressing room, four further first floor bedrooms – two with en-suite facilities, bathroom, laundry room.

Second floor – three further bedrooms, bathroom, kitchen, eaves storage.

Integral triple bay garage with workshop and store rooms, separate detached triple garage, Hartley Botanic greenhouse, landscaped garden and grounds, pond, walled kitchen garden.

In total approximately 3.53 acres (1.43h).

Mileages

Wadhurst – 1.7 miles; Wadhurst Station (London Bridge from 56 mins) – 2.5 miles; Tunbridge Wells – 6.3 miles; Lamberhurst A21 Intersection – 3.5 miles; Gatwick Airport – 29 miles; Central London – 45.5 miles; (All distances and times approximate)

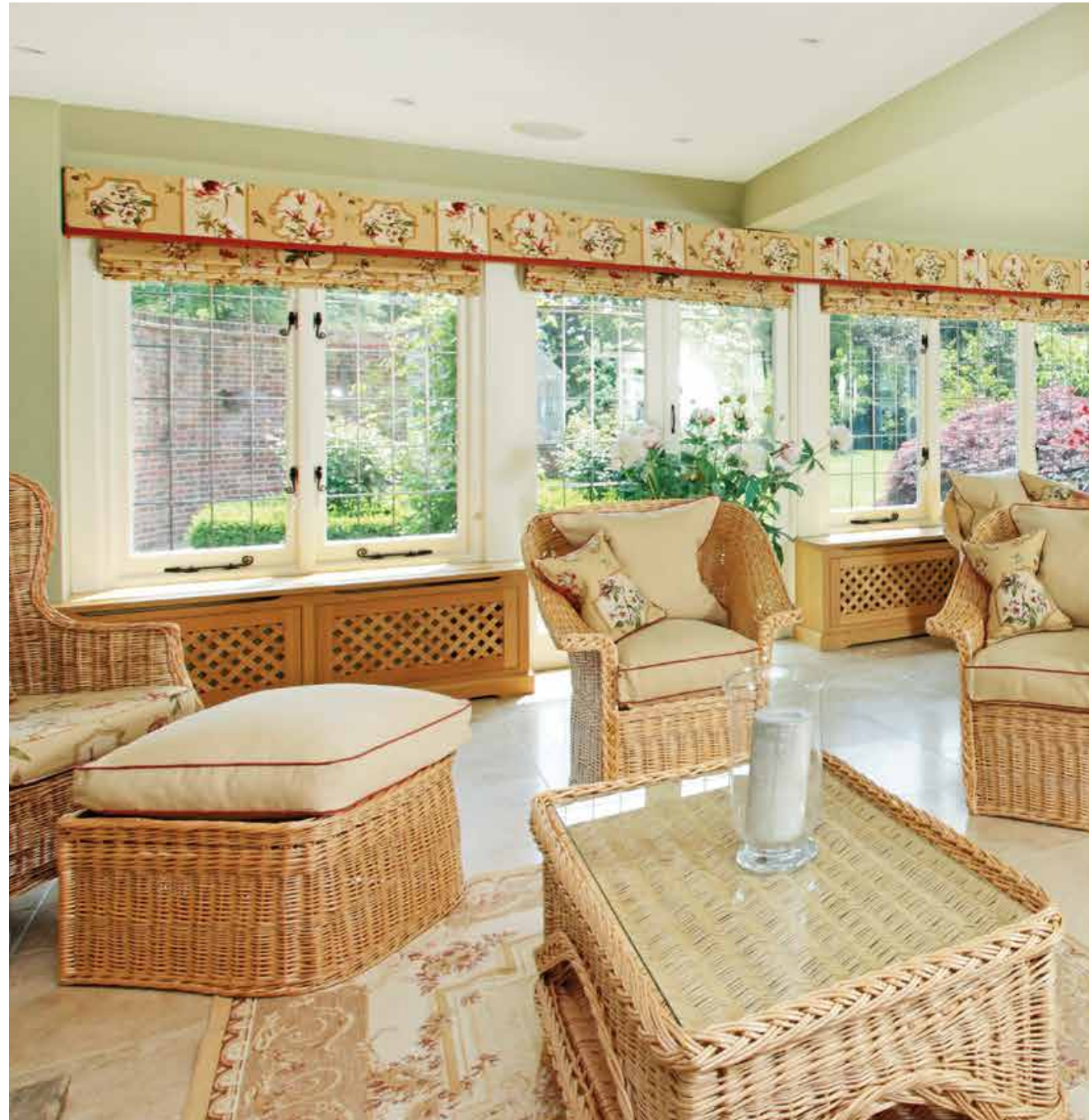
Description

Enjoying a rear southerly aspect and set in a semi rural, yet convenient position, Newbury House is a handsome, detached country residence set amongst lovely grounds of approximately 3.53 acres. Having been the subject of a programme of stylish refurbishment and extension by the present owners with technologies such as Cat 5 wiring, Sonos compatible multi room integrated entertainment system and some under floor heating, the house has spacious, well planned accommodation arranged over three floors and takes full advantage of an abundance of natural light. Elegant reception areas with wood burning stoves flow easily from one to the other with French doors out to the gardens and large leaded light windows. The study has been fitted with bespoke pull out desks, oak cupboards and shelving by Edmondson, who were also commissioned to create the kitchen and utility room cabinetry topped by granite work surfaces. With French and bi-folding doors, the garden room is a light and airy space from which to take in views of the lovely gardens, which has a rear hall beyond and stairs to the billiard room.

The first floor is given over to five bedrooms, three of which have en-suite facilities together with a family bathroom and a laundry room. The master suite enjoys the benefit of a large walk-in dressing room and en-suite bathroom. The second floor has a further three bedrooms – with one used a study and connecting to a kitchen – and a bathroom.

Outside

The property is approached over a sweeping True Grip resin bonded driveway, on to parking and turning areas in front of the house and garaging. The lovely landscaped gardens have been created to reflect traditional English country garden design with some classical influences included, such as stone balustrading









in the terracing and an ornate Renaissance style fountain. Large expanses of lawn are level and sweeping, herbaceous borders tell differing, colourful 'stories' depending on the time of year, whilst fragrant rose gardens give way to shrubberies and specimen trees. There is an avenue of dwarf pear trees leading towards the pond and the natural woodland garden beyond. A kitchen garden has been created with tall brick walls enclosing a variety of beds with espaliered fruit trees trained against the walls and a traditionally styled Hartley Botanic greenhouse provides for potting and over wintering.

The garaging at the property has been very well considered and finished to a high standard for classic car storage with insulation, industrial quality porcelain tiled flooring, painted and plastered. Attached to the house is a substantial triple garage, fitted with Bott furniture, a vehicle lift (available by separate negotiation) and dehumidifier outlets. The wine cellar can be accessed here via a spiral staircase. A further detached triple garage is heated and fully alarmed again with dehumidifier outlets.

Agent's Note – Helicopters may operate from the gardens without planning consent being within the curtilage of the property (as per section 4.4 BHA document 'The Civil Helicopter in the Community – May 2008).

Situation

Newbury House occupies a convenient yet private position approximately 1.7 miles from Wadhurst with its excellent local amenities including supermarkets, post office, local bakery and butcher, character shops, coffee houses and restaurants. The ever popular Royal Spa town of Tunbridge Wells with its marvellous and eclectic selection of shopping, eating and entertainment opportunities including The Pantiles is approximately six miles away. The area is renowned for walking, sailing and equestrian facilities with the famous Bewl Water





Reservoir and Bedgebury Pinetum close by, whilst golf can be found nearby at Dale Hill and Lamberhurst.

There is an excellent choice of good schools in the area at primary and secondary levels, in both the state and private sectors including primary schools in Lamberhurst, Wadhurst and Frant, Sacred Heart at Wadhurst, Marlborough House and St Ronan's prep schools in Hawkhurst. Senior schools include Uplands Community College in Wadhurst, Mayfield and Bede's in Lower Dicker.

Tenure

Freehold.

Services

Gas fired CH/HW. Electricity. Water. Private drainage.

Local Authority

Wealden District Council.

Council Tax

Band H.

Directions

From Tunbridge Wells take the A267 south towards Frant, turning left on to Bayham Road B2169. Continue on this road for approximately 3.2 miles passing through Bells Yew Green then turning right on to Bartley Mill Lane, signed Cousley Wood. After approximately 1.6 miles, turn right in to Monks Lane. Proceed straight ahead and take the right hand fork into Newbury Lane, whereupon the gates to Newbury House can be found after a short distance on the right hand side.





The Prime and Country House Department
0207 493 8222
primeandcountryhouse@hamptons-int.com

Tunbridge Wells Sales
18-20 London Road
Tunbridge Wells
Kent TN1 1DA
01892 516611
tunbridgewells@hamptons-int.com

hamptons.co.uk



Newbury House

Approximate gross internal area. Main house = 6,772 sq ft / 629.2 sq m, Attached garaging and stores = 980 sq ft / 91.1 sq m, Detached garage = 560 sq ft / 52 sq m, Total = 8,313 sq ft / 772.3 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, United Kingdom House, 180 Oxford Street, London W1D 1NN

