



Chedworth Barn

Gillow Lane, Wadhurst, East Sussex



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East Sussex TN5 6FA

- Impressive reception hall
- Elegant sitting room
- Kitchen/dining/family room extending to 32ft
- Study/playroom
- Utility room
- Cloakroom
- Boot room
- Principal bedroom with dressing room and ensuite bathroom
- Guest bedroom with ensuite
- Three further double bedrooms
- Family bathroom
- Oak framed integral double garage
- South facing landscaped gardens

Current EPC Rating: B

Services: Mains water and electricity
Gas central heating. Share private drainage

Local Authority: Wealden District Council
(01892) 653311

Current council tax band: G

A substantial, beautifully proportioned and immaculately presented five-bedroom family house of approximately 3,497sq.ft, set within a gated development in a quiet position with a lovely south facing outlook over its gardens and adjoining private woodland and countryside.

Offers in excess of £1,750,000

Situation: The property is set in an elevated, quiet position within a superb, gated development with 18 acres of parkland grounds and 47 acres of woodland, situated in a secluded, semi-rural location on the outskirts of the much sought after village of Wadhurst, offering the perfect combination of village and country living, adjoining woodland and being within easy reach of village amenities and a mainline station.

The village High Street is 1½ miles distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, café, butcher, baker, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is located within 1½ mile and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is about 7 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

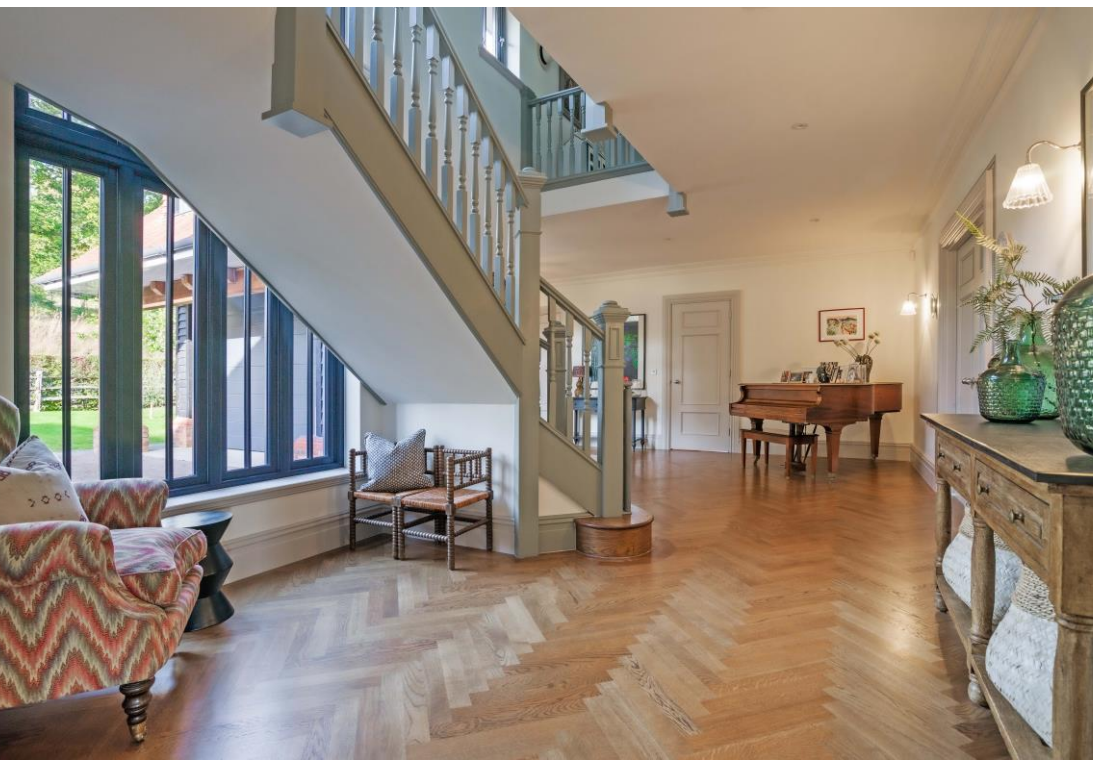
Description: Chedworth Barn is a stunning and beautifully proportioned five bedroom/three bathroom family home built in 2017, which is finished to a very high standard, with underfloor heating throughout, superb bespoke handmade joinery, quality fittings including Neptune bathrooms, and attractive traditional external elevations of weatherboarding and timber double-glazed windows beneath a tiled roof, which harmonise seamlessly with its natural surroundings.

The house provides spacious and flexible accommodation over two floors of approximately 3,497sq.ft/325sq.m (plus an integral double garage) and includes an impressive reception hall extending to nearly 26ft with lovely solid oak herringbone flooring, a part galleried staircase leading to the first floor, and doors leading to the ground floor rooms: an excellent boot room with an extensive range of fitted cupboards and a door leading to the garage; a double aspect sitting room with an open gas fireplace with stone mantle and surround and French doors leading out to the garden; a superb, open plan kitchen/dining/family room - this wonderful double aspect living space extends to nearly 32ft and allows plenty of room for entertaining and family living, and has bi-folding doors opening to the garden. The beautifully appointed kitchen has an extensive range of shaker wall and base units, an island with breakfast bar, Corian work surfaces and integrated appliances, including range cooker with induction hob, combination oven and microwave, fridge freezer, dishwasher and wine fridge. There is a separate utility room fitted with matching units, and doors to the garden and cloakroom. There is also study/playroom and cloakroom with beautifully fitted cabinetry leading to a WC. The staircase leads to a light and spacious landing giving access to the bedroom accommodation. The principal bedroom suite has an ensuite bathroom with bath and large separate shower and a dressing room with fitted wardrobes and dressing table. Bedroom 2 also benefits from an ensuite shower room and there are three further double bedrooms and a further beautifully appointed family bathroom.

Outside to the front there is a block-paved driveway providing plenty of parking and a double garage with electric door. The front garden is laid to lawn and bordered with mature hedging and post and rail fencing, with a side gate giving access to the rear garden. The landscaped rear garden has a large terrace running along the rear of the property, ideal for outdoor entertaining, well established flower borders and a good-sized lawn. The south facing garden backs on to private woodland and benefits from being very quiet and private.

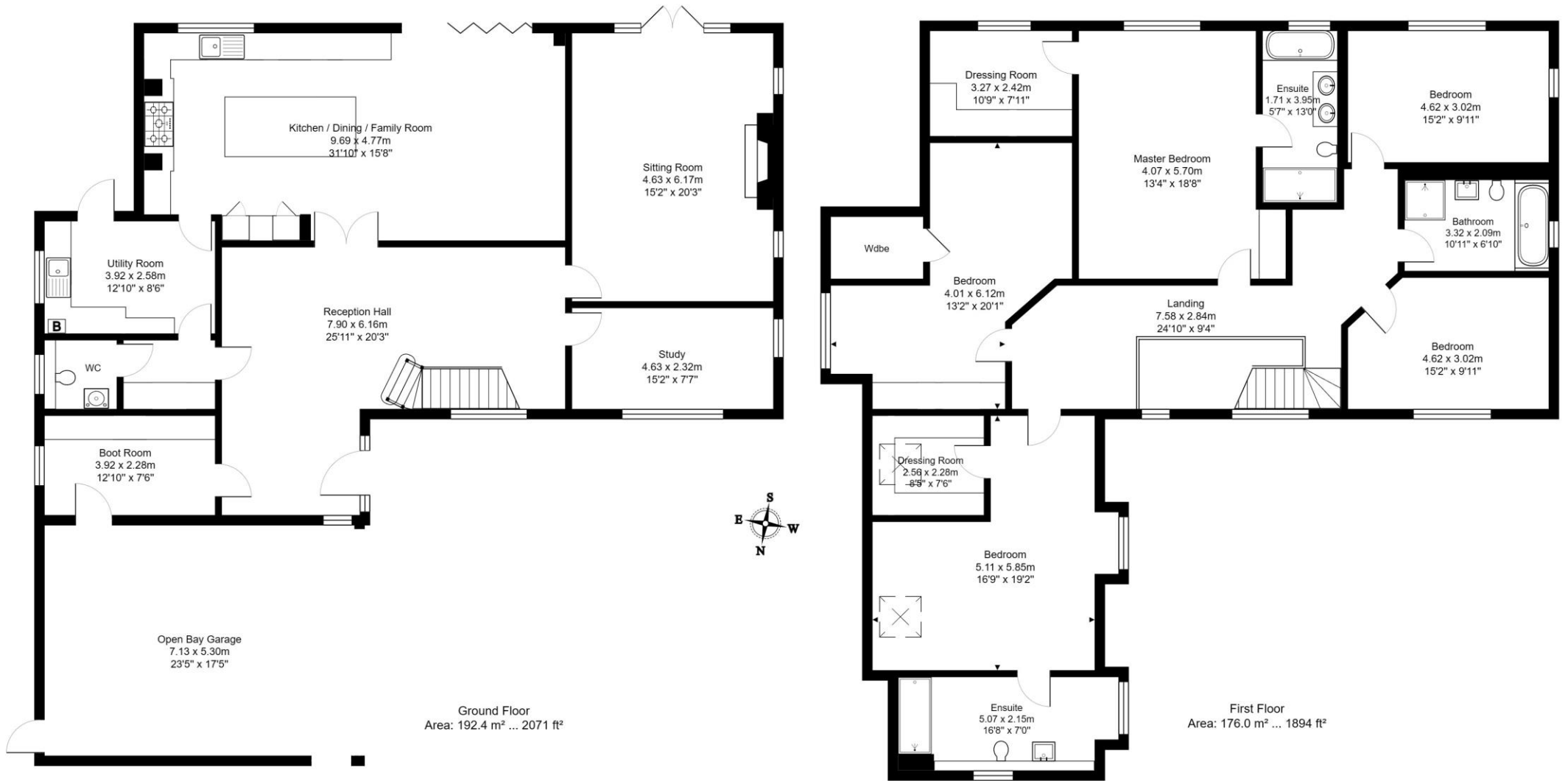
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 368.3 m² ... 3965 ft²

All measurements are approximate and for display purposes only



Important notice: These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only a relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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