



## **Ambleside**

Wadhurst Road, Frant

An attractive and well presented 4-bedroom 1930s detached house, situated in an elevated rural position between the sought after villages of Wadhurst and Frant and set within lovely southwest facing gardens of approximately 0.38 acres backing onto fields.

## Guide price: £1,050,000 Freehold



**Situation:** The property is situated in an area of Outstanding Natural Beauty in a convenient position between the villages of Frant and Wadhurst, being approximately 1½ and 2½ miles distant respectively. Frant has two public houses, a beautiful church, a large village green, a general store and post office, a hairdresser and beautician, as well as a primary school. Wadhurst, which was voted the best place to live in 2023, offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is just 1.4 miles distant and provides a regular service to London Bridge/Charing Cross/ Cannon Street in just over an hour. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 29 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 4½ miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and 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:** Ambleside is a detached 1930s house with attractive tile hung, brick and render external elevations beneath a tiled roof with double glazed windows and doors throughout.

The house has been much improved and sympathetically extended by the current owners and provides well presented, spacious and flexible accommodation of approximately 2,271sq.ft/210.9sq.m and benefits from a lovely outlook over its gardens and adjoining countryside, with many of the rooms several being double aspect and providing lots of natural light.

The accommodation is arranged over two floors and includes: an entrance hall with stairs to the first floor and doors leading to: a cloakroom/ bathroom, a well-proportioned, double aspect sitting room, which has original oak flooring and a fireplace fitted with a wood burning stove and a well-appointed, kitchen/breakfast/dining room which extends to nearly 26ft and is fitted with an extensive range of shaker style wall and base units with solid wood worksurfaces, gas range cooker, breakfast bar and space for a large table with bi-folding doors leading out to the garden. There is a door leading to a good-sized utility room with fitted cupboards, wall and base units, sink, space for appliances and doors leading out to the driveway and to the rear garden. On the other side of the kitchen is a double aspect family room with a fireplace fitted with a wood burning stove and French doors leading out to the garden, and a double bedroom (currently used as a study) with bay window to the side. On the first floor there are three double bedrooms all with built in cupboards. The main bedroom has a well-appointed ensuite and enjoys a lovely outlook over the garden and countryside beyond, and there is also a well-appointed family bathroom with a bath and separate shower.

The property is approached through gates over a driveway providing off road parking for several cars. There is access on both sides of the house to the southwest facing rear garden, which is a real feature of the property and has a terrace outside the dining area and a path giving access to an excellent outside office with a wood burner and further terraced areas. The garden is mainly laid to lawn and is planted with a variety of mature shrubs, plants and specimen trees. There are raised vegetable beds, a summer house, garden shed, and a hot tub set in a private position at the end of the garden enjoying a wonderful outlook over the adjoining field.

**Services:** Mains water and electricity. Private drainage. Gas-fired central heating

**Local Authority:** Wealden District Council (01892) 653311

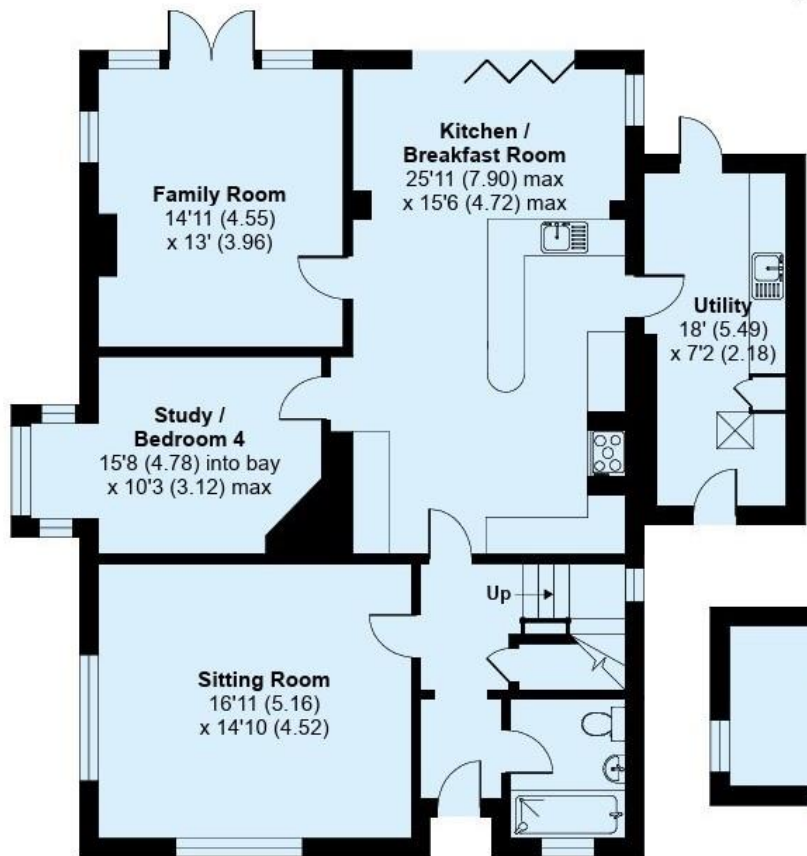
**Property address:** Ambleside, Wadhurst Road, Frant, Tunbridge Wells TN3 9EP

**Current EPC Rating:** D

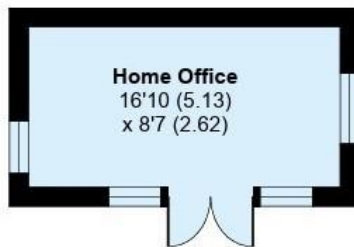
**Council tax rating:** Band G

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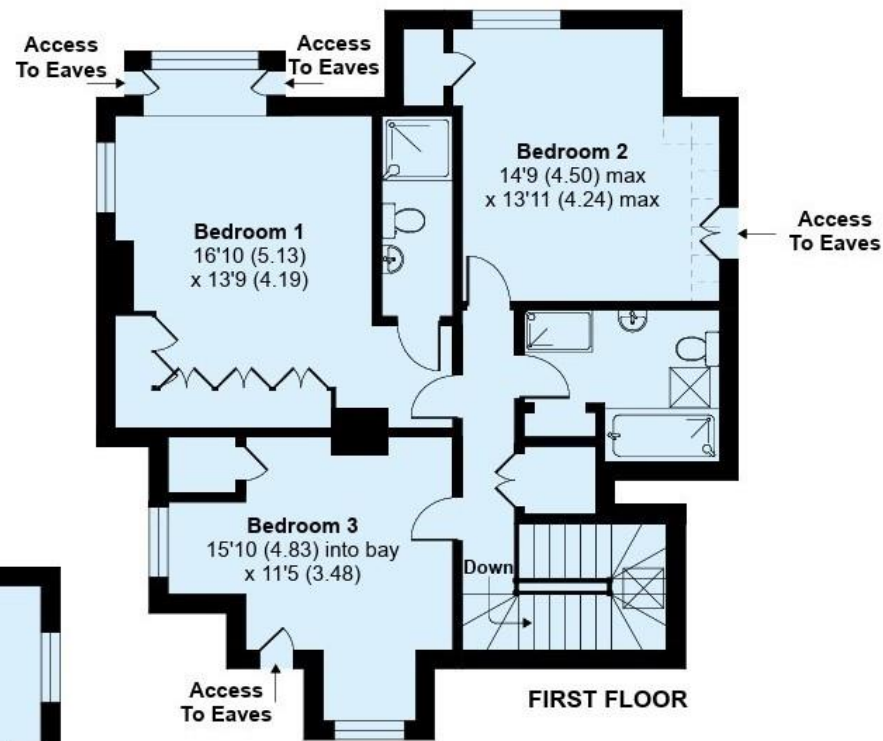
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



**GROUND FLOOR**



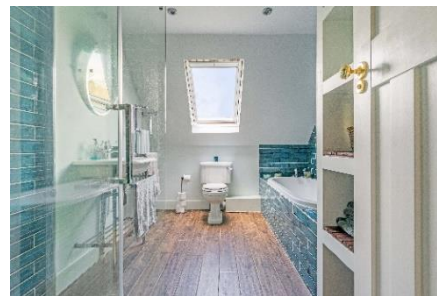
**OUTBUILDING**



**FIRST FLOOR**

**Approximate internal floor areas:**  
**House: 2,271 sq.ft/210.9 sq.m**  
**Outbuilding: 145 sq.ft/13.4 sqm**

For layout guidance 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 and should not be 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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