



Hill House

Wadhurst Road | Frant | Tunbridge Wells | Kent | TN3 9EP

FINE & COUNTRY





Step inside

Hill House

With views over farmland and woodland as far as the eye can see, this fascinating detached family home is situated between Frant and Wadhurst along a quiet lane in an Area of Outstanding Natural Beauty. Built in the 1930s by a builder for his own use, it nestles in 0.41 of an acre of garden and grounds and is approached along a drive bordered by trees and hedging that leads to the double garage and provides off road parking. With its steep pointed roofline, Tudor style front elevation, chimneystack and an overhang front entrance porch, it has instant appeal even before you cross the threshold.

The front door opens into a hall with a contemporary cloakroom and storage cupboard, a staircase to the first floor and access to the ground floor living accommodation. This includes two entrances to the charming dual aspect L shaped living room with a large picture window overlooking the garden and a log burning stove. The country style kitchen/breakfast room includes a central island and units housing a built in hob, double oven and combi microwave as well as stand-alone appliances. There is also a walk-in larder and access to the adjacent utility room with laundry facilities and a door to the garden.

One of the great delights of this property is the wide archway from the kitchen to the charming hexagonal wood framed conservatory, making it an ideal dining area for friends and family who can enjoy the views or spill out into the garden through the French doors. There is a delightful family room/snug that also has French doors to the rear terrace that could make a charming office for anyone working from home as you can stroll out into the garden with your morning coffee to give you inspiration.

On the first floor the landing leads to the family bathroom with a bath and separate shower as well as to four bedrooms including a single and three doubles, one has a useful vanity basin and the dual aspect principal features a trendy en suite with a walk in shower as well as stunning far-reaching views.

Outside there is a sheltered rear patio for al fresco dining leading to the vast lawns surrounded by impressive trees and shrubs, providing plenty of space to play football or have a game with the dog. There is also an attractive summerhouse.



Seller Insight

“ This has been a wonderful family home for the past six years and we shall be sad to leave it but a change in circumstances mean we need to move. When we first saw the property, we fell in love with the uniqueness of it and the spacious grounds with a wide variety of wildlife and the fact that, being surrounded by woodland and countryside, it is quiet and safe for children and pets. Also the location is ideal as we love the countryside yet we are not far from the delightful village of Frant and the market town of Wadhurst and only 10 minutes' drive to Tunbridge Wells with trains from nearby Wadhurst station taking less than an hour to London.

Frant is a quintessential English village and includes a village store and post office, an historic church, a primary school, a mainline station and a village hall with a variety of activities and is adjacent to an excellent bowling green that is home to the Frant Bowls Club. There is the Abergavenny Arms and the George pubs as well as delightful places to go for walks.

Although Frant is nearer the house than Wadhurst, the station at Wadhurst is closer with larger parking facilities, while the town has been identified as the being the 'Best Place to Live in the UK' in March 2023. It is described as 'providing everything needed for modern day living in miniature' with praise for its variety of shops, transport links, schools, farmer's market and stunning scenery as well as the clubs and community cinema. The castellated Wadhurst Castle is an excellent wedding venue and there are a wide variety of pubs and restaurants, a good primary and secondary school and the independent Sacred Heart school.

Nearby Tunbridge Wells or, more formally Royal Tunbridge Wells, offers a delightful mix of high street stores, independent shops, bars and restaurants, retail parks and a station. Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. Sports clubs offer cricket, football, rugby and tennis and there is also the indoor sports and tennis centre as well as a swimming pool.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Wadhurst Station	1.4 miles
Frant	1.6 miles
Frant Station	3.1 miles
Tunbridge Wells	3.9 miles
Tonbridge	9.4 miles
Sevenoaks	15.7 miles
Dover Docks	54.2 miles
Channel Tunnel	43.4 miles
Gatwick Airport	27.4 miles
Charing Cross	45.7 miles
By Train from Wadhurst	
London Bridge	53 mins
Cannon Street	1hr 4 mins
Charing Cross	1hr 3 mins
London Victoria	1hr 22 mins
By Train from Tunbridge Wells	
London Bridge	51 mins
Cannon Street	56 mins
Charing Cross	55 mins
Victoria	1hr 19 mins

Healthcare

Frant Branch Surgery
Lonsdale Medical Centre
Wells Medical Centre
Kingswood Surgery
Grosvenor and St James
Tunbridge Wells Hospital

Education

Primary Schools
Frant Primary School
Wadhurst Primary School
Sacred Heart Prep School (independent)
Forest Park Nursery
The Mead
Holmewood House

Secondary Schools

Tunbridge Wells Girls Grammar
Tunbridge Wells Boys Grammar
Bennett Memorial Diocesan
Skinners Grammar School
The Judd School (Voluntary aided)
Tonbridge School (Independent)

01892 750366
01892 530329
01892 546422
01892 511833
01892 544777
01622 729000

01892 750243
01892 783155
01892 783414
01892 512313

01892 520902
01892 529551
01892 521595
01892 520732
01732 770880
01732 365555

Entertainment

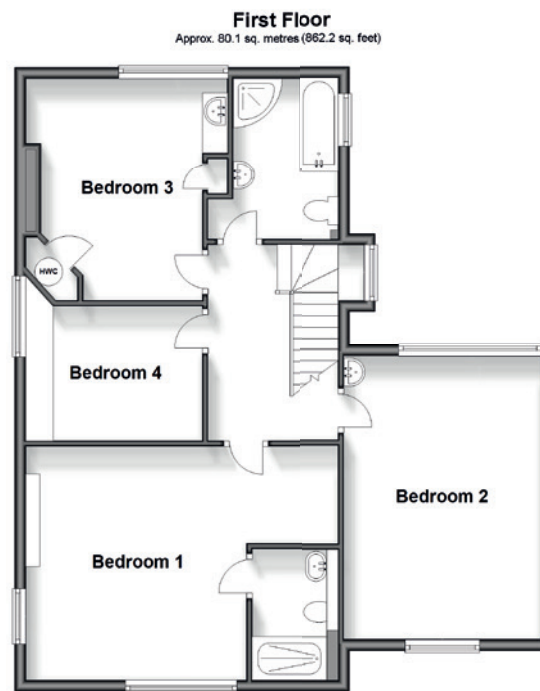
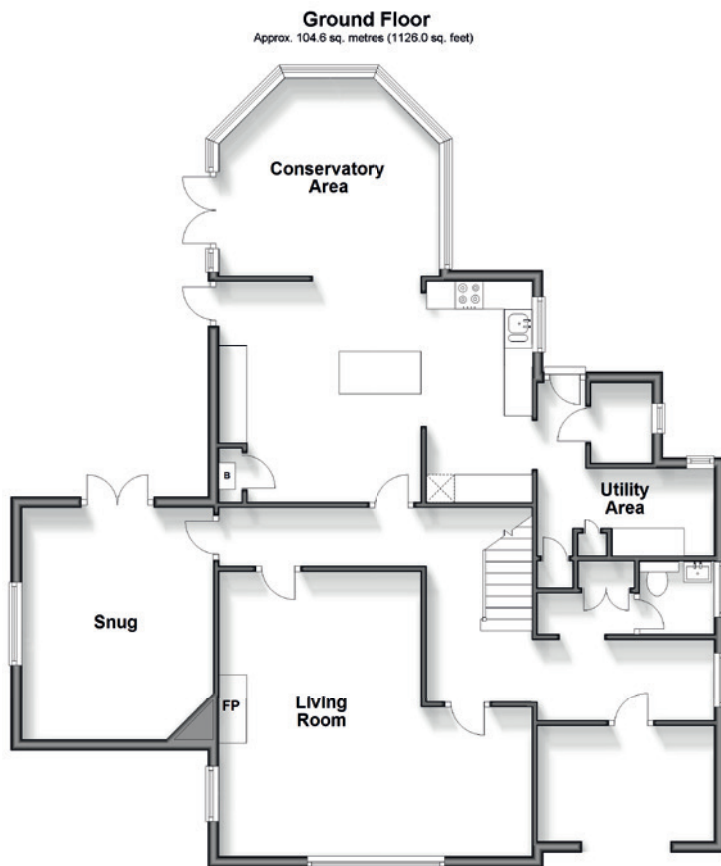
Odeon Cinema complex
Trinity Cinema
Assembly Theatre
Vittle and Swig
Abergevenny Arms
The George

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House

Leisure Clubs & Facilities

Frant Bowls Club
Uplands Sports Centre
Wadhurst Cricket Club
Tunbridge Wells Sports Centre
Tunbridge Wells Rugby Club
Tunbridge Wells Croquet Club
Tunbridge Wells Tennis Club
Bayham Football Club
Neville Golf Club



GROUND FLOOR

Entrance Hall	
Downstairs Cloakroom	
Living Room	18'5 (5.62m) narrowing to 10'10 (3.30m) x 18'2 (5.54m)
Snug	14'0 x 11'3 (4.27m x 3.43m)
Kitchen/Breakfast Room	17'8 (5.39m) narrowing to 10'3 (3.13m) x 13'0 (3.97m)
Conservatory	13'8 x 11'9 (4.17m x 3.58m)

FIRST FLOOR

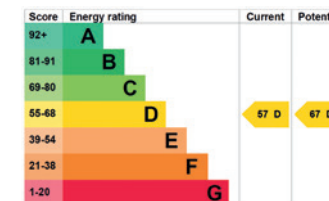
Bedroom 1	18'6 (5.64m) narrowing to 12'0 (3.66m) x 13'8 (4.17m)
En Suite Bathroom	7'8 (2.34m) x 5'0 (1.53m) narrowing to 4'0 (1.22m)
Bedroom 2	16'9 x 11'8
Bedroom 3	13'0 (3.97m) x 12'0 (3.66m) narrowing to 9'9 (2.97m)
Bathroom	9'5 x 6'0 (2.87m x 1.83m)
Bedroom 4	10'7 x 8'0 (3.23m x 2.44m)

Outside

Front Garden
Driveway
Double Garage
Large Rear Garden

£ 950,000

Council Tax: G
Tenure: Freehold



Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

