



LINDEN HOUSE, BEECHLANDS

Best Beech Hill, Wadhurst, East Sussex



A SUBSTANTIAL PORTION OF A FINE EDWARDIAN COUNTRY HOME

With private gardens and far-reaching views over grounds and
countryside beyond.

			EPC
4	3	2	D

Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Service charge: Approximately £500 per quarter

Services: Mains water and electricity. Oil central heating. Shared drainage.

Postcode: TN5 6JT www.what3words.com/camera.hunt.yummy



THE PROPERTY

Linden House forms the West Wing of an impressive Edwardian country house which has been converted into four private residences. Beechlands is a collection of six homes - four located in the main house and two in the chapel. The property offers well-proportioned family accommodation of almost 2,500 sq ft, arranged over three storeys and with four double bedrooms.

The property has a private garden and terrace which wrap around the side and rear of the house, with superb far-reaching views. The private garden leads on to beautiful park-like communal gardens and grounds which extend to approximately 3 acres. The gardens are mainly laid to lawn with a multitude of mature trees, shrubs and plants throughout and an ornamental pond with stone bridge feature. Linden House benefits from two garages, one parking space and further visitor parking.





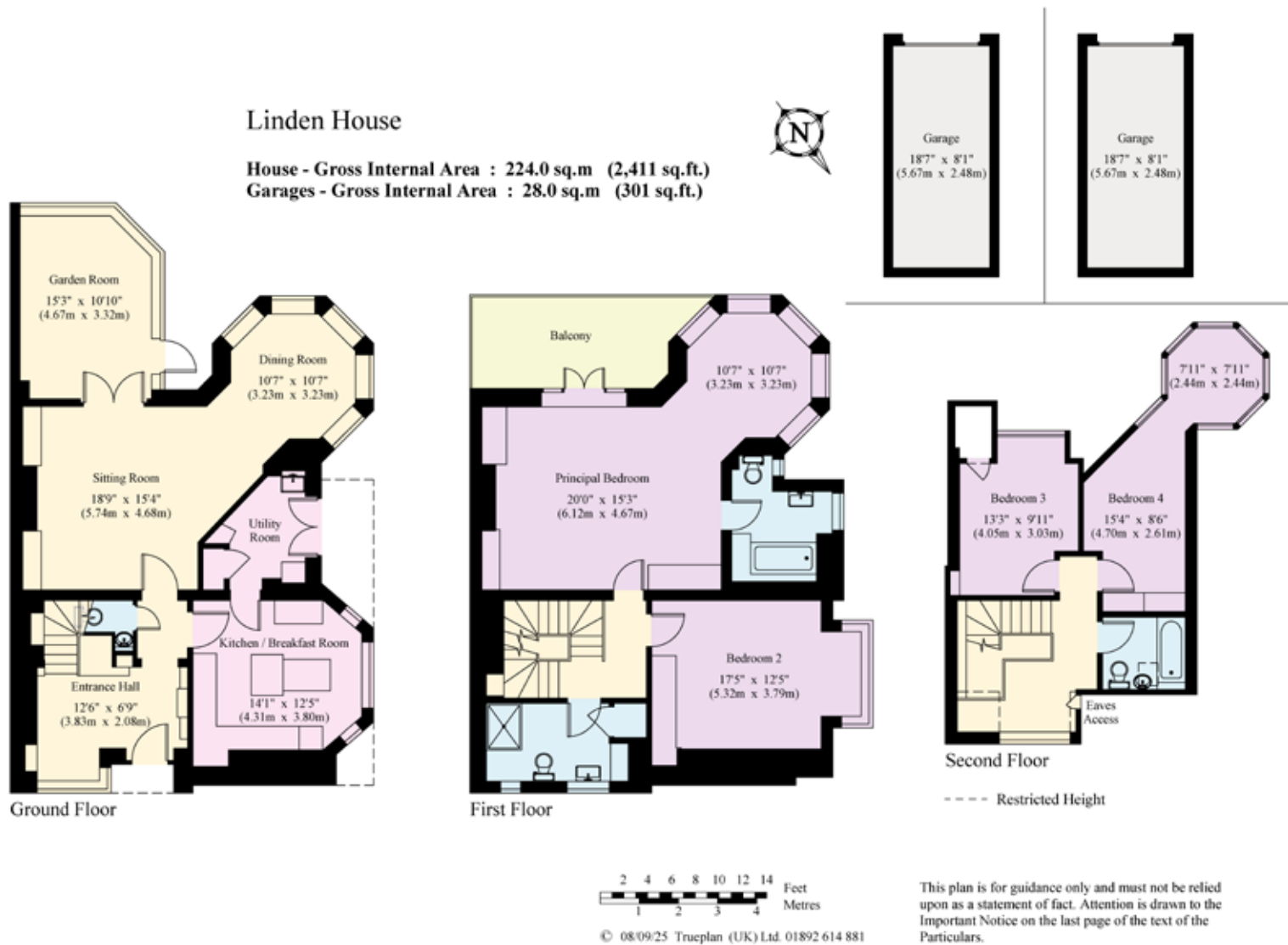
SITUATION

Beechlands is situated on the sought-after Wadhurst Road, only two miles from the small market town of Wadhurst and within the High Weald Area of Outstanding Natural Beauty. Wadhurst provides good shopping and commercial facilities, and a parish church. Further amenities are available at Tunbridge Wells. Wadhurst station is just 2 miles away and provides regular services to London Bridge/Charing Cross, as does Tunbridge Wells.

There is a good selection of state and private schools in the area including Wadhurst Primary School, Uplands College in Wadhurst, Bricklehurst Manor at Stonegate, St Leonards (girls) at Mayfield, Holmewood House Preparatory School at Langton Green, Marlborough House Vinehall at Robertsbridge.

Wadhurst town 2 miles. Wadhurst station 2 miles (London Bridge from 54 miles). Tunbridge Wells 7 miles (London Bridge from 45 minutes). Eastbourne 27 miles. Gatwick airport 29 miles. London 50 miles. (All times and distances approximate)





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Luc Horwood
01892 515035
luc.horwood@knightfrank.com

Knight Frank Tunbridge Wells
47 High Street,
Tunbridge Wells, Kent, TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

