



MOLE END

High Street, Wallerough, Wadhurst, East Sussex



A CHARMING DETACHED FAMILY HOME WITH COUNTRYSIDE VIEWS

Ticehurst 1.2 miles. Wadhurst town 2.4 miles. Wadhurst station 3.8 miles (London Bridge from 53 minutes). Stonegate station 3.8 miles (London Bridge from 59 minutes). Tunbridge Wells 13 miles. Gatwick airport 34 miles. London 51 miles. (Times and distances approximate)

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Local Authority: Rother District Council
Council Tax Band: G
Tenure: Freehold

Services: Mains water and electricity. Gas-fired central heating. Solar panels. Private drainage.
Agent's Note: Approximately £150 per annum for Tollhurst Lane Association.

Postcode: TN5 7JH WHAT3WORDS: ///HIDDEN.DEGREE.POLITICAL



WONDERFUL RURAL LOCATION, YET CLOSE TO AMENITIES

The property is located in the small hamlet of Wallerouch, between the sought-after villages of Ticehurst and Wadhurst, and within the High Weald Area of Outstanding Natural Beauty. Ticehurst and Wadhurst are well equipped for everyday needs with an excellent range of amenities. Further amenities are available at the the larger centre of Tunbridge Wells. Stonegate and Wadhurst stations provide regular mainline services to London, as do Etchingham and Tunbridge Wells. There is an excellent choice of state and private schools in the area including Mayfield School (girls), Holmewood House at Langton Green, St Ronan's at Hawkhurst, Marlborough House Vinehall at Robertsbridge, Dulwich Cranbrook, Claremont Senior School in Bodiam and Uplands Academy in Wadhurst. Primary schools can also be found in Wadhurst, Stonegate, Ticehurst and Burwash. Popular outdoor activities locally include Bawl Water and Bedgebury Pinetum.





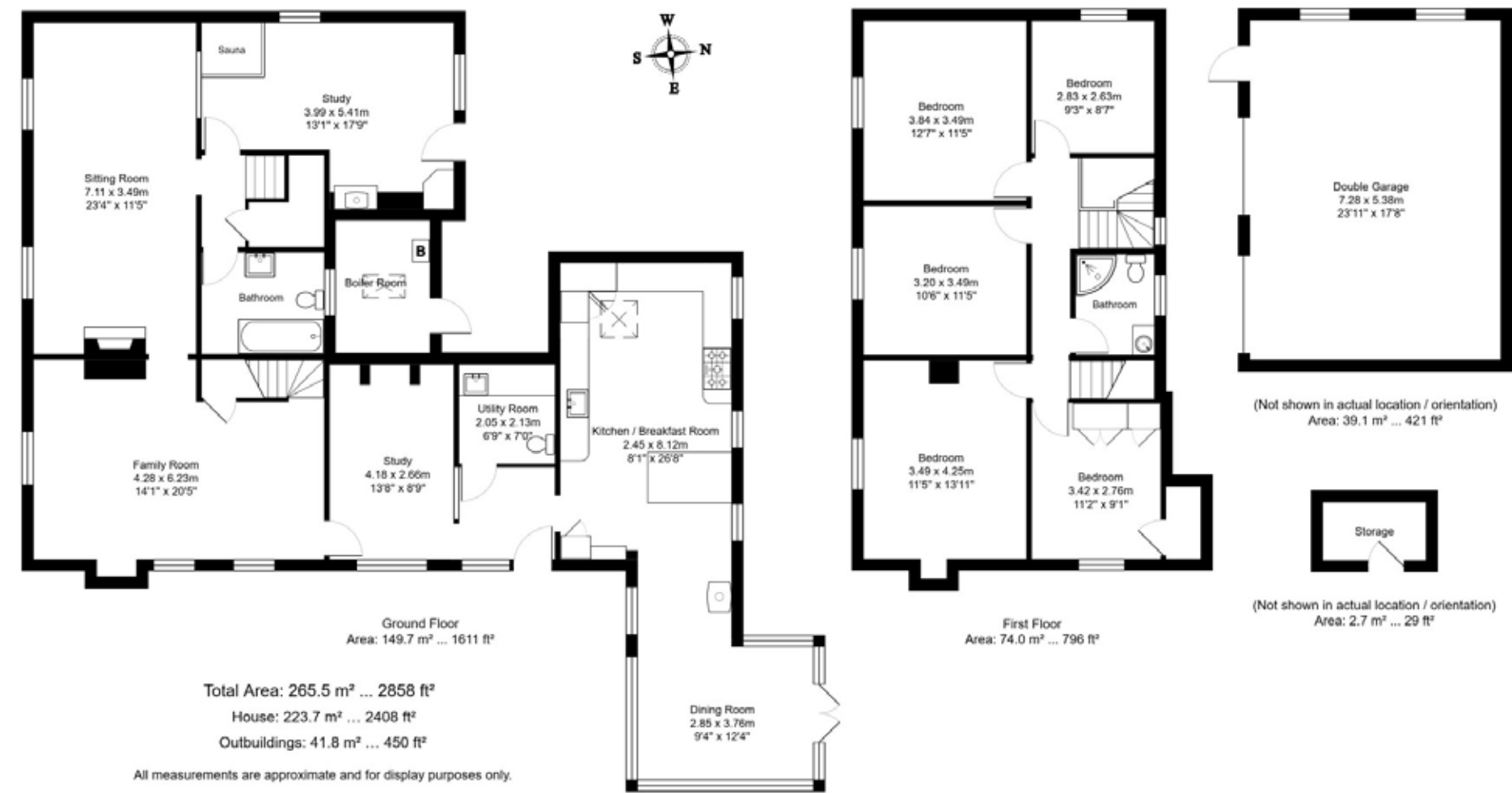


THE PROPERTY AND GARDENS

Mole End offers characterful, unlisted family living in excess of 2,400 sq ft and arranged over two storeys. The ground floor comprises of a kitchen/breakfast room, dining room, utility room, two studies, family room, sitting room and bathroom. The recently installed kitchen/breakfast room is particularly impressive with features including underfloor heating, shaker style wall and base units, stunning Quartz worktops, a range cooker, Belfast sink, exposed beams and tiled flooring. Adjacent to the kitchen is a cosy double aspect dining room with a vaulted ceiling and French doors leading directly out to the patio and garden beyond - ideal for alfresco dining and entertaining. The large family room and additional sitting room complete the ground floor. Stairs lead up to the first floor with five well proportioned bedrooms and a family shower room.

Outside, the property is approached off a quiet private road via a private entrance leading to a large gravel parking area with ample room for several cars. There is additional parking and storage in the double garage. The garden wraps around the house and is mainly laid to lawn with a variety of mature trees, shrubs and borders, as well as a large pond. The plot extends in all to approximately 0.75 acres (tbv).





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.

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