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— YEARS OF —

**Lambert  
& Foster**



**MOLE END**  
HIGH STREET, WALLCROUCH, EAST SUSSEX, TN5 7JH

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1900

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& Foster**



WADHURST STATION 3.9 MILES | TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 35 MILES

## **MOLE END, HIGH STREET, WALLCROUCH, EAST SUSSEX, TN5 7JH**

A beautiful five-bedroom detached and unlisted family home with parking for several cars and a double garage in a plot of 0.75 acres (TBV) with countryside views in an enviable semi-rural position in between Ticehurst and Wadhurst, East Sussex.

**ASKING PRICE £1,150,000 FREEHOLD**



### **DESCRIPTION**

Lambert & Foster are delighted to bring to the market this beautiful five-bedroom detached and unlisted family home with parking for several cars and a double garage in a plot of 0.75 acres (TBV) with countryside views in an enviable semi-rural position in between Ticehurst and Wadhurst, East Sussex.

This characterful period property, which is set over two floors and benefits from more than 2400 sq. ft of internal living space, has been beautifully renovated to an excellent standard including a recently installed open-plan kitchen/dining room. The property has on the ground floor, a kitchen/breakfast room, dining room, utility room, two studies, family room, sitting room and bathroom. On the first floor you find five bedrooms and a family shower room.

The new kitchen/breakfast room is a wonderful family space which benefits from underfloor heating, shaker style wall and floor cabinets, 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 - perfect for entertaining. The large family room and additional sitting room make for an ideal family home. Taking the stairs to the first floor, you find five well-proportioned bedrooms and a family shower room.

The property also features a new private drainage system and newly installed solar panels.







## DESCRIPTION CONTINUED

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 entire property and features a variety of mature trees, shrubs and borders and a large pond and is mainly laid to lawn.

The property is ideally located between the popular market town of Wadhurst with its mainline train station to London and the village of Ticehurst.

- Five bedrooms
- Unlisted
- Underfloor heating
- Solar panels
- Double garage
- Private garden with views and pond











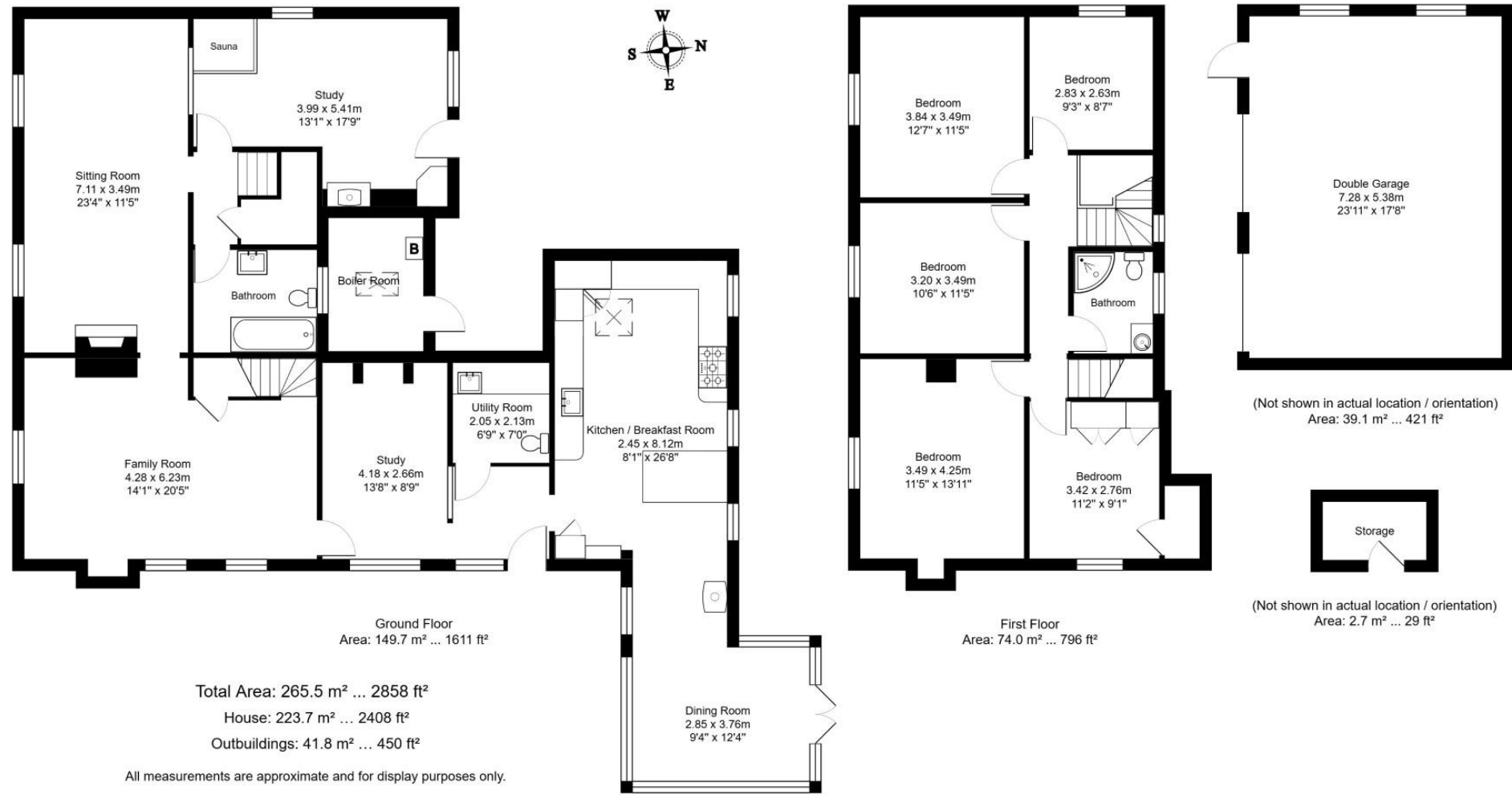






FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.















**VIEWING:** By appointment only. **Sussex Office:** 01435 873999

**WHAT3WORDS:** ///HIDDEN.DEGREE.POLITICAL

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity:** Mains

**Water:** Mains

**Sewerage:** Private

**Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** G **EPC:** 63 D

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick foundations, weather boarded elevations and slate tiled roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





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