

Hook Place

Wadhurst, East Sussex



An exceptionally positioned country house
right on the water’s edge of Bewl Water,
offering uninterrupted south-facing views
across the lake and frontage to the water.

Wadhurst (London Bridge 55 minutes) 3.3 miles, Tunbridge wells (London Bridge 44 minutes) 7.9 miles
Gatwick Airport 29.6 miles, Channel Tunnel 42.8 miles, London 54.3 miles
(All distances and times are approximate)


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Summary of accommodation

- Reception hall | Drawing room | Sitting room | Cloakroom | Utility room | Kitchen/breakfast room | Boot room | Pantry | Dining room | Games room | Bedroom
- Principal bedroom suite with two dressing rooms | Two further bedrooms, both en suite one with a dressing room
- Two further bedrooms both en suite
- Separately accessed first floor with two bedrooms both en suite
- Annexe bedroom with kitchenette and en suite
- Stables and tack room
- In all about 4.63 acres with direct water frontage

Situation

Hook Place is set in the heart of the High Weald Area of Outstanding Natural Beauty with Bewl Water as an incredible backdrop. With direct frontage to Bewl Water, this beautiful reservoir has over 800 acres of water surrounded by rolling hills and woodland. Bewl Water boasts a variety of water activities, cycling, walking, horse riding and is an ornithologists' paradise. The lake is partly designated as a nature reserve and enjoys an impressive range of wildlife including herons, kingfishers, and ospreys.



Hook Place

Arguably the best location on the Bewl Water, private, uninterrupted views and all south-facing, Hook Place is the ideal escapism property. The property dates, we understand, from the 1920's with decorative chimneys dating from the 1840's, a charming feature of the house. An impressive reception hall leads to a series of large, light reception rooms which provide the ideal environment for both family living and entertaining.





The stunning kitchen/breakfast room is the true heart of the property and is complete with a large breakfast bar/ island, a part glass roof, ample floor and wall units and an abundance of quality fittings including an AGA.

The property has been refurbished and most recently the old external storerooms renovated into a games room, still with access onto the garden, whilst the other stores rooms now serve as a neatly laid out annexe bedroom with a kitchenette, en suite and its own external access.





FLOOR PLAN

Approximate Gross Internal Floor Area
= 651.4 sq m / 7012 sq ft
Outbuilding = 56.0 sq m / 603 sq ft
Total = 707.4 sq m / 7615 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

GARDENS & GROUNDS



Gardens & grounds

An attractive sweeping driveway provides a delightful approach to the property and leads to a large parking area in front of the property. The land totals around 4.63 acres of which around half is formal lawn and half is light woodland. The property benefits from having direct water frontage onto Bewl Water from much of the garden.

Property Information

Services: Mains water and electricity,
oil fired central heating and private drainage.

Tenure: Freehold

Local Authority: Wealden District Council:
01892 653 311

Council Tax: Band D

EPC Rating: E

Directions
Postcode: TN5 6HW
What3words: // cope.motored.playfully

Viewings: Viewing is strictly by appointment
through Knight Frank.

Agents Note: Southern Water draft Water Resource
Management Plan (drWRMP24) includes an option that involves
the raising of Bewl Reservoir by 0.4m to increase storage and
yield. The earliest it will be needed is 2061.





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