



HILL HOUSE

Wadhurst Road, Frant, Tunbridge Wells, East Sussex, TN3 9EP



A CHARMING FAMILY HOUSE WITH FABULOUS RURAL VIEWS

This wonderful detached family house offers huge potential and sits in an elevated position with lovely, unspoilt views. The garden adjoins beautiful open countryside, between the sought-after villages of Frant and Wadhurst, and within the High Weald National Landscape Area.

   EPC
4 2 3 D

Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Private drainage (septic tank)



SITUATION

The property sits in a wonderful elevated position, between the sought-after villages of Frant and Wadhurst, and enjoys unspoilt views. It is also within the High Weald National Landscape Area, an Area of Outstanding Natural Beauty. The pretty village of Frant, with its picturesque village green and beautiful church, offers local amenities, a good primary school, village shop/post office, two popular pubs and a mainline station. A comprehensive range of shopping, leisure and cultural facilities, as well as mainline stations, are available at the nearby larger centres of Wadhurst and Tunbridge Wells.

There is an excellent choice of schools in the area including Frant primary school, Mayfield School (girls), Holmewood House Preparatory at Langton Green, Marlborough House Vinehall in Robertsbridge, St Ronan's in Hawkhurst, Uplands Community College in Wadhurst, Tonbridge School and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.

THE PROPERTY

Hill House is a charming detached house with fabulous rural views. Internally, the house offers flexible family accommodation with the potential for further improvements if a buyer required. The front door opens into a reception hallway with a w.c. and giving access to the principal living space. The double aspect living room overlooks the front and side and has a fireplace with wood burner. There is also a double aspect snug/office with a window to the side and French doors opening out to the terrace and gardens.

The spacious kitchen/breakfast room is well appointed and includes a range of fitted cupboards, central island and a door to the side garden. The kitchen leads through to an attractive conservatory which enjoys views over the gardens and also has double doors opening to the terrace and gardens creating an ideal space for al fresco dining and entertaining. Off the kitchen there is also a useful utility area.

On the first floor there are three double bedrooms, a single bedroom and a family bathroom with a bath and separate shower. The principal bedroom is double aspect and benefits from an en suite shower room. Two of the remaining bedrooms also have sinks.

Outside, the house is approached over a driveway leading to the detached double garage and house. To the rear, there is a paved terrace enjoying lovely views over the garden and adjoining countryside. The gardens and grounds surrounding the house are laid to lawn with a multitude of mature trees, shrubs and plants. The garden backs onto open countryside giving a high degree of privacy and seclusion. In all the property extends to about 0.41 acres.





Distances:

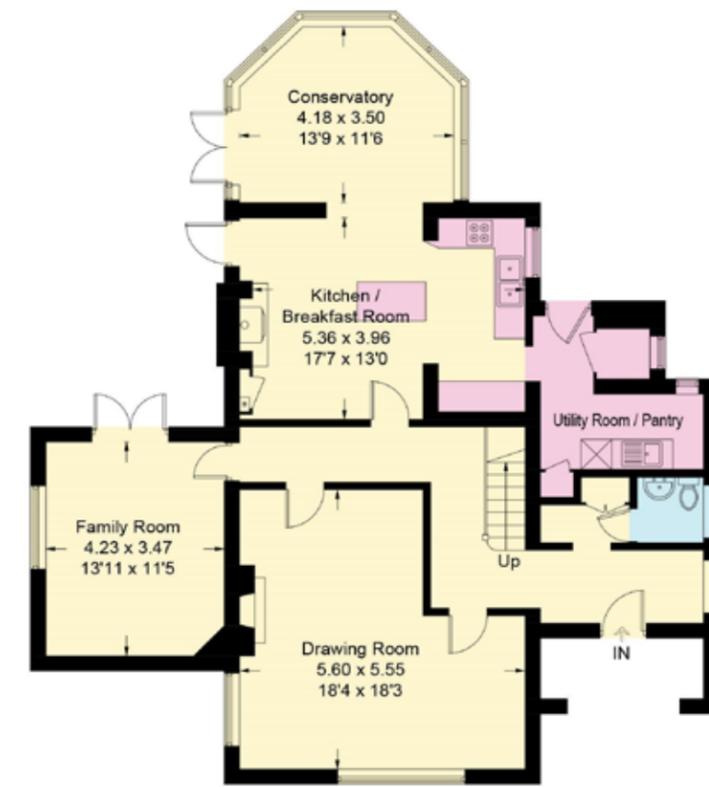
Wadhurst station 1.1 mile (London Bridge from 53 minutes). Frant station 3.2 mile (London Bridge from 48 minutes). Tunbridge Wells 4.6 miles (London Bridge from 45 minutes). London 45 miles. (All times and distances approximate).

Directions:

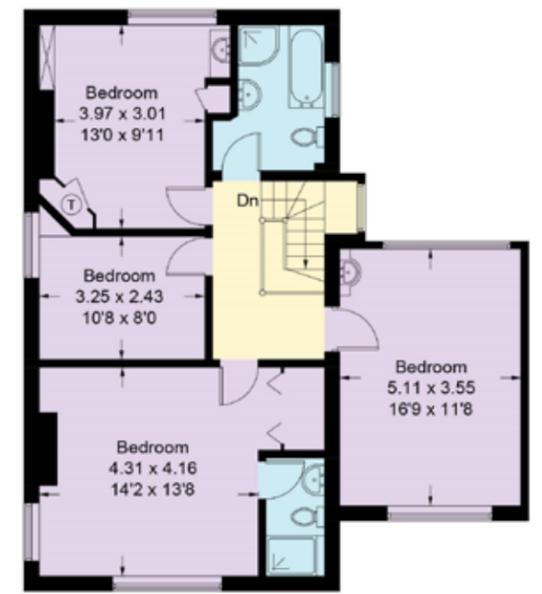
From Tunbridge Wells proceed on the A267 (Frant Road) for approximately 2.5 miles. Upon reaching the village of Frant, continue on the A267 (passing the Abergavenny Arms pub and village green on the left). On leaving Frant village, proceed for just under half a mile then turn left onto Wadhurst Road (B2099) signposted to Wadhurst/Ticehurst. Continue for 1.1 miles and the entrance driveway to the property will be found on the right-hand side.

www.what3words.com/embellish.buildings.enforced





Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = House: 194.0 sq m / 2088 sq ft
 Garage: 28.1 sq m / 302 sq ft
 Total: 222.1 sq m / 2390 sq ft

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.

We would be delighted
to tell you more.

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