

UPPER CROFT

Best Beech Hill, Wadhurst, East Sussex



AN ELEGANT EDWARDIAN HOME IN A SOUGHT-AFTER LOCATION

This wonderful detached period property provides substantial and well-proportioned family accommodation with a wealth of character as well as delightful landscaped gardens, garaging, a detached stable block and fabulous far-reaching rural views.

			EPC
5	2	3	D

Local Authority: Wealden District Council
Council Tax band: G
Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired central heating. Mains drainage.

Wadhurst town 1.5 miles. Wadhurst station 2 miles (London Bridge from 54 minutes). Tunbridge Wells 6.8 miles (London Bridge from 44 minutes). London 47 miles.

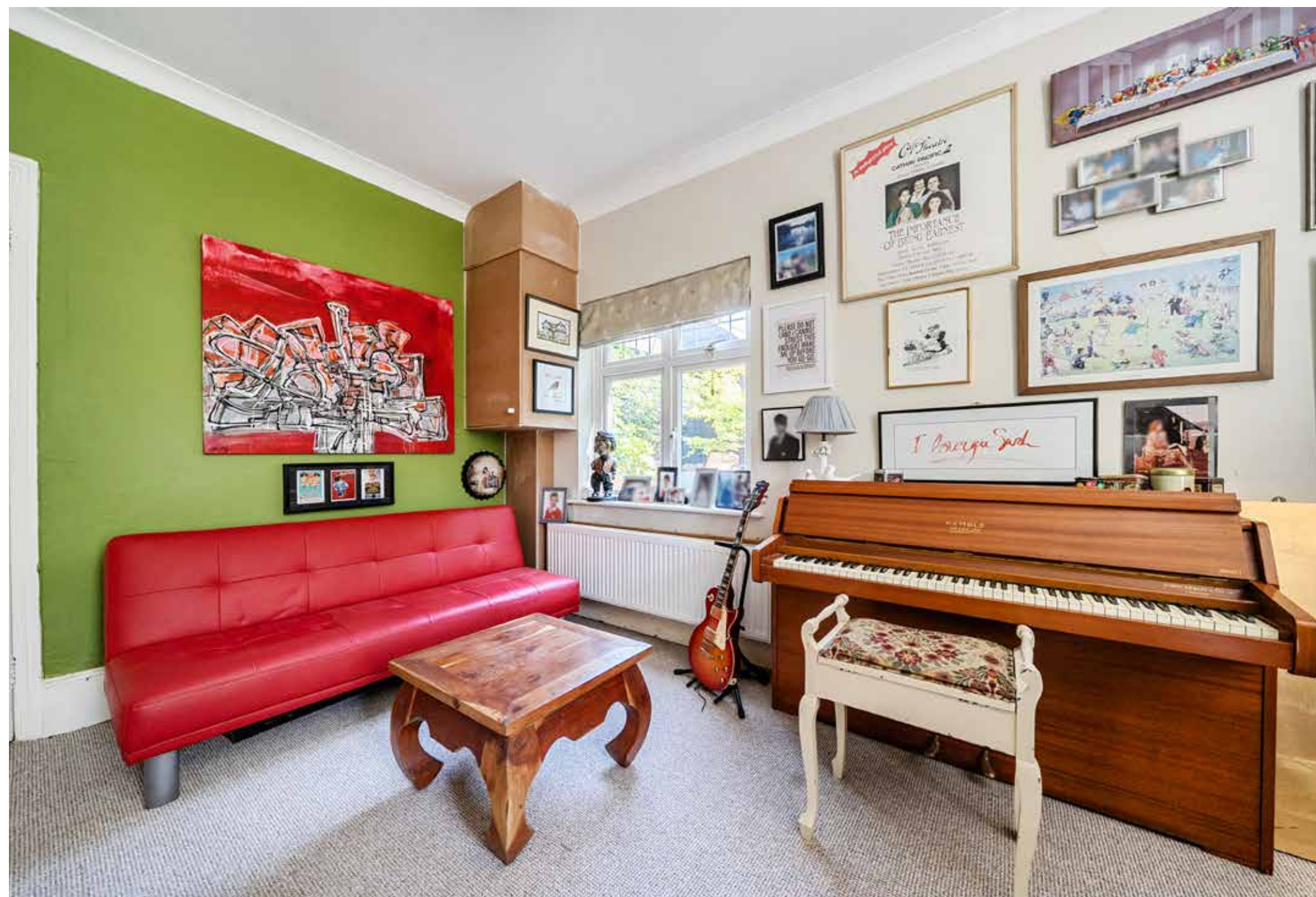
Postcode: TN5 6JH www.what3words.com/palace.cupboards.argued



SOUGHT-AFTER LOCATION

The property is situated just 1.5 miles from the sought-after small market town of Wadhurst and within the High Weald National Landscape Area. Wadhurst is well served with shops and amenities for everyday needs as well as a mainline station, only one mile away, providing an excellent commuter service to London. The pretty 16th Century village of Mayfield also provides a good range of local shops, post office, bank and pubs with a more comprehensive range of facilities available at Tunbridge Wells. There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.





UPPER CROFT

This wonderful detached Edwardian house offers elegant and flexible family accommodation, totalling 3041 square feet, in a sought-after location and enjoying lovely views over the surrounding countryside.

The unlisted property has been sympathetically remodelled and refurbished to blend perfectly modern convenience with the period character. The features include well-proportioned reception space with good ceiling heights as well as exposed beams and oak floors.

The property sits within 1.2 acres of delightful gardens and grounds and enjoys far-reaching rural views. The property also benefits from garaging as well as a detached stable block.





BEAUTIFULLY PRESENTED AND ELEGANT FAMILY SPACE

Internally, the front door opens into a spacious reception hall with attractive herringbone parquet flooring and a beautiful turned staircase with open wooden balustrading.

To one side, the impressive double aspect drawing room has a fireplace with a wood burner and a wonderful large square bay window overlooking the front. To the rear, a charming double aspect sitting/music room also has a fireplace.

An inner hall leads through to the fabulous kitchen / dining room which is a particular feature of the property. The dining area includes a bar as well as double doors opening out to the side terrace and gardens creating a perfect space for entertaining. The well-appointed kitchen includes a range of bespoke fitted units with Quartz worktops over and integrated appliances. There is also a Cuisinemaster five-oven range cooker and a large L-shaped central island with an integrated electric oven and a breakfast bar. A rear hall has a door to the outside and also gives access to the useful utility room and the attached double garage.

On the first floor, the spacious mezzanine landing provides a lovely sitting area overlooking the front. The principal bedroom is double aspect with fitted wardrobes and an en suite bathroom. There are four further good sized bedrooms as well as a family bathroom.





DELIGHTFUL GARDENS AND FABULOUS RURAL VIEWS

Outside, the house is approached over a gravel driveway leading to the house, parking area and attached double garage.

To the rear of the house, paved terraces create an ideal setting for al fresco dining whilst enjoying the stunning views over the gardens and surrounding countryside. The delightful landscaped gardens are laid to lawn, on various levels with numerous sitting and dining areas as well as a multitude of mature trees, shrubs and plants.

There is also a detached stable block which offers potential to convert (subject to obtaining the necessary consents). In all the property extends to about 1.2 acres.

Agents Note: The garage roof and utility room roof contain low grade asbestos.





Approximate Gross Internal Area =
House: 282.5 sq m / 3041 sq ft. Garage: 26.2 sq m / 283 sq ft.
TOTAL: 334.7 sq m / 3604 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.



Luc Horwood
01892 515035
luc.horwood@knightfrank.com

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

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 August 2026. Photographs and videos dated August 206. All times and distances stated in these particulars are approximate. 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.

