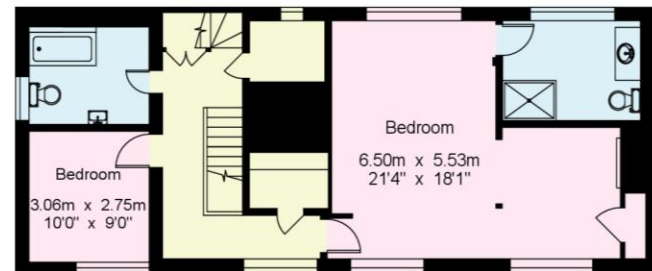


Second Floor



First Floor



Ground Floor



## Shovers Green House

Shovers Green, Wadhurst, TN5 7JY

**SUMNER PRIDHAM**

A striking triple gabled Grade II listed period property set in approximately 8 acres of formal gardens, orchard and paddock. 3500 sq. feet of beautifully presented accommodation combining period features (including a Lutyens fireplace in the dining hall) with sympathetically upgraded kitchens and bathrooms for modern day living. Located around 1.5 miles from Wadhurst High Street with its Primary and Secondary Schools plus just under 3 miles from the mainline station.

Hallway, Cloakroom, Living Room, Sitting Room, Dining Hall, Office, Study, Kitchen/Breakfast Room with Pantry, Utility Room/Boot Room, 5 Bedrooms, 2 ensuite Bathrooms, Family Bathroom, Oil fired Central Heating, attached Storeroom, Double Garage, formal Garden, Orchard, Paddock.

**Offers in excess of £1,500,000 Freehold \*No Forward Chain\***

### Shovers Green House

House - Gross Internal Area : 342.1 sq.m (3682 sq.ft.)  
Garage / Carport - Gross Internal Area : 51.3 sq.m (552 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





- ◆ Snug/Library continuation of beautiful Parquet flooring and fitted with glazed bespoke cabinets.
- ◆ An elegant and spacious principal bedroom includes a dressing area and dual aspect views.
- ◆ Spacious and luxuriously appointed ensuite shower room also with a window with views over the rear garden.
- ◆ A well-presented traditional style family bathroom with window to the side and adjacent double bedroom with outlook to the front.
- ◆ Staircase from the landing gives access to 3 large bedrooms one with ensuite shower room and also an attractive landing area.
- ◆ The current owners with the appropriate certificates had the ceiling height raised to create practical and attractive accommodation to this floor.

#### Outside

- ◆ Shovers Green house is set back and approached over its own sweeping gravel driveway, right access for the first part has been granted for Shovers Green Cottage.
- ◆ Large, detached garage plus open covered parking for 2 cars, power and light connected.
- ◆ The gardens surrounding the house are a particular feature and include an orchard to the front and sweeping lawns behind the house.
- ◆ From the house and garden there are uninterrupted views over the properties paddock and own woodland.
- ◆ Adjacent to the house and screened from the main garden by a tall brick wall is the former kitchen garden, large greenhouse and fabulous formal maze with stable brick paths.

#### Planning Permission

- ◆ Planning permission has been granted to extend the kitchen to create an extra family/dining room opening out into the garden.

#### Practicalities

- ◆ The property is attached by an external log store to Shovers Green Barn's outside storeroom.
- ◆ Many of the beautiful, mullioned casement windows are bespoke secondary double glazed.
- ◆ Oil fired central heating installed in 2023 located in an external boiler room.
- ◆ Mains electricity, water and private drainage, Klargestor installed in 2022.

#### Location

- ◆ Shovers Green is a Hamlet laying approximately a mile south of Wadhurst surrounded by beautifully rolling Sussex countryside.
- ◆ Wadhurst recently named as the Sunday Times best place to live in the UK, provides a wide range of independent shops, Primary and Secondary Schools, and mainline station.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

### Property Description

- ◆ Beautifully presented country property set in approximately 8 acres with easy access to Wadhurst schools and station.
- ◆ Flexible family living over 3500 sq. feet.
- ◆ Well-proportioned rooms arranged over 3 floors.
- ◆ Stunning kitchen with vaulted double height ceiling and walk in pantry.
- ◆ Dual aspect living room with woodburning stove plus a separate sitting room.
- ◆ Exquisite dining hall with Lutyens working fireplace.
- ◆ Office attached study area both with views over the garden.
- ◆ 5 beautifully presented bedrooms include principle and guest suites.
- ◆ Spacious hallway features a polished Parquet wood flooring and useful storage cloaks cupboard.
- ◆ Magnificent kitchen breakfast room enjoys a dual aspect with doors out to the formal garden, double in height attractive bespoke cabinetry which includes a large island unit on a limestone floor.
- ◆ Appliances include twin electric ovens, dishwasher, inset American style fridge, butler sink sits beneath double height window.
- ◆ Latch door leads into a walk in pantry with shelving and window.
- ◆ Vaulted ceiling laundry with plumbing for washing machine, limestone floor and attached boot room.
- ◆ Spacious dual aspect living room featuring an inglenook fireplace with wood burning stove.
- ◆ Office with mullioned windows overlooking the formal gardens and beyond and adjacent study.
- ◆ First floor landing gives access to all rooms including a walk-in linen cupboard and further storage cupboard.