






LITTLE TIDEBROOK

Tidebrook, Wadhurst, East Sussex, TN5 6PQ



A STUNNING AND BEAUTIFULLY REFURBISHED PERIOD HOME

This wonderful detached country house offers well-proportioned family accommodation, as well as gardens and garaging. The property is located in a sought-after rural hamlet, yet close to excellent amenities and mainline stations serving London.

   EPC
4 2 4 F

Local Authority: Wealden District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

Wadhurst station 3 miles (London Bridge from 54 minutes). Mayfield 2.5 miles. Tunbridge Wells 8 miles (London Bridge from 44 minutes).

what3words: [///absorb.unframed.tame](https://www.what3words.com/absorb.unframed.tame)



DELIGHTFUL RURAL SETTING YET CLOSE TO AMENITIES

Little Tidebrook occupies a delightful setting within the small hamlet of Tidebrook, close to the popular town of Wadhurst and village of Mayfield. Wadhurst was recently named by the Sunday Times as the 'Best Place to Live in the UK' and is well served with shops and amenities for everyday needs as well as a mainline station providing an excellent commuter service to London. The pretty 16th century village of Mayfield also provides a good range of local shops, post office and pubs. A more comprehensive range of amenities are available at nearby 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, Marlborough House Vinehall in Robertsbridge, St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.



WELL-PROPORTIONED AND ELEGANT FAMILY SPACE

This attractive and well-proportioned detached country house, originally part of a Jacobean mansion, offers beautifully presented family accommodation. The unlisted property has been remodelled and refurbished to create a perfect blend of period character with modern convenience. The impressive triple aspect kitchen/ dining/ sitting room has underfloor heating and provides a bespoke modern kitchen with fitted units and integrated appliances, electric Aga cooker, central granite island with breakfast bar and useful utility room off. The kitchen is open plan to the dining/sitting area which has French doors to the front creating a wonderful living and entertaining space. The sitting room has French doors to the front and an open fire. The elegant double aspect drawing room also has an open fire and French doors opening out to a sheltered paved terrace to the rear, ideal for al fresco dining and entertaining.

On the first floor, the principal bedroom suite offers a superb outlook over the formal gardens and has the benefit of a spacious and beautifully appointed en suite bathroom with a wet room and underfloor heating. There is also a study area as well as three further good sized double bedrooms, all overlooking the gardens, and a family bathroom.





BEAUTIFULLY MAINTAINED GARDENS AND GROUNDS

Outside, the house is approached over a shared driveway leading to its own private driveway with a garage and ample parking area. This driveway continues round to the second gated private entrance and further garaging.

To the immediate front of the house there is a terrace leading to a lawned area with steps down to a feature sunken garden with an additional terrace, ideal for al fresco dining and entertaining. Beyond this are further lawned areas, to the side and front, with a multitude of mature trees, shrubs and plants.

In all the property extends to about 1.43 acres.





Approximate Gross Internal Area = House: 284.4 sq m / 3061 sq ft.
 Outbuildings (including Garage): 62.4 sq m / 672 sq ft.
 TOTAL: 346.8 sq m / 3733 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.



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