



burnett's

Individual Property : Individual Service



Woodside, Tidebrook, Wadhurst, TN5 6PE

Guide Price: £1,500,000 Freehold

Total approx. land area:
15.6 acres

Field with Stables:
Approximately 13.16 acres

Paddock by House:
Approximately 1.3 acres

House and Gardens:
Approximately 0.5 of an acre

Woodland:
Approximately 0.62 of an acre

Field with Stables
approx. 13.16
acres

Paddock
approx.
1.3 acres



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A spacious 2,827 sq ft, 5/6 bedroom detached house, with just over 15 acres, stables and sand school, gardens, woodland and fields, set in a fabulous, tucked-away, elevated, rural location with views to the South over a valley. EPC Rating: F

Believed to have originated as a pair of early 20th Century farm workers' cottages, later joined into one house, extended in the 70s, and remodelled by the present owner who has lived here very happily for over 26 years.

Considered to still offer further scope in the next chapter of its life, Woodside provides 2,827 sq ft of accommodation with spacious rooms, lots of natural light and orientated to fully appreciate the lovely setting, looking out to the South over the valley.

The house comes with about 15.6 acres in total, approximately 1.8 acres of which wrap around the house, forming gardens and a paddock; about two thirds of an acre of ancient woodland; and about 13 acres of fields, including a stable yard and 20x40 sand school.



Particular features of the property include:

- Triple aspect sitting room with open fire.
- Double aspect formal dining room adjoining the kitchen.
- Double aspect kitchen/breakfast room with pantry, integral double oven, 4 ring gas hob and dishwasher, plus space for a tall fridge freezer. The breakfast area overlooks the garden and view to the South. The adjoining utility room has space/plumbing for laundry appliances.

- The snug/playroom/office has a fireplace with gas fire.
- The house has two ground floor WCs.
- Arranged over the first floor are up to 6 bedrooms, one of which is currently used as a study and could be incorporated into the main suite as a dressing room.
- The four larger bedrooms are orientated to look out over the valley. The main suite is double aspect.

- Three bath/shower rooms, one en suite. The vendor says there is excellent water pressure.
- There is a tarmac driveway leading to a parking/turning to one side of the house.
- A paved patio to the front of the house with vine covered pergola provides a lovely seating/dining area for the summer months. An area to the front of the house has been built up to provide a level area of lawn, which wraps around the side and rear of the house.
- Beyond the immediate garden is a post and rail fenced L shaped paddock.
- A short pathway leads through the ancient woodland to the rear of the house and arrives at the stable yard, which comprises six boxes, a tack room and hay store. The roof of the hay store now requires minor repairs. The yard has power, lighting and water. There is vehicular access via a track over which this property has a right of way.
- The sandschool is a 20 x 40 post-and-rail fenced arena.
- The field also has a water supply half way up.



Location

The property's location is enviable; tucked-away on a hillside, overlooking the Tidebrook valley in a peaceful wildlife haven. Accessed via a shared, private driveway, with a handful of other properties so that you are not completely isolated, yet not having any immediate/close neighbours.

Tidebrook is a small hamlet located between the popular villages of Mayfield and Wadhurst. Mayfield (about 2.7 miles) and Wadhurst (about 3 miles) are both pretty, historic villages, offering

good local shopping amenities including small supermarkets with post office facilities, local butchers, bakery/delicatessen, pharmacies, florists, greengrocers, as well as GP surgeries, dentists, hairdressers, cafes and period inns, including the renowned Middle House Hotel in Mayfield.

Both villages have strong communities, churches, sports clubs and social activities to get involved with. Both have good primary schools. Wadhurst has Uplands secondary Academy and the Sacred Heart Catholic School and there is the Mayfield School for Girls.

Royal Tunbridge Wells is about 6 miles to the North, offering a wider selection of shops and facilities from big supermarkets and clothing outlet stores, to small boutique clothes stores, a theatre and a wide selection of schools, including high achieving grammar schools.

Wadhurst mainline railway station is about 3.3 miles away, with services to London Charing Cross/Cannon Street (London Bridge in about 55 minutes).

The surrounding countryside is designated as the High Weald National Landscape and there are numerous footpaths and bridleways that crisscross the area, including a footpath directly accessible off the shared driveway. The ever-popular Bedgebury Pinetum and Bewl Water Reservoir are nearby. The South Coast is just a 40 minute drive away.

Material Information:

Wealden District Council. Tax Band G (rates may rise upon completion).
LPG gas fired central heating. Mains electricity and water. Private treatment plant drainage via a compliant system.



The property is believed to be of brick/block construction with rendered and half tile hung elevations under a tiled roof.

We are not aware of any safety or cladding issues, or of any asbestos at the property.

The property is located within the High Weald National Landscape. The woodland behind the house is designated as ancient woodland.

The title has restrictions and easements and we suggest you seek legal advice on these.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

Mobile Coverage: According to Ofcom, Three and O2 provide good outdoor mobile coverage

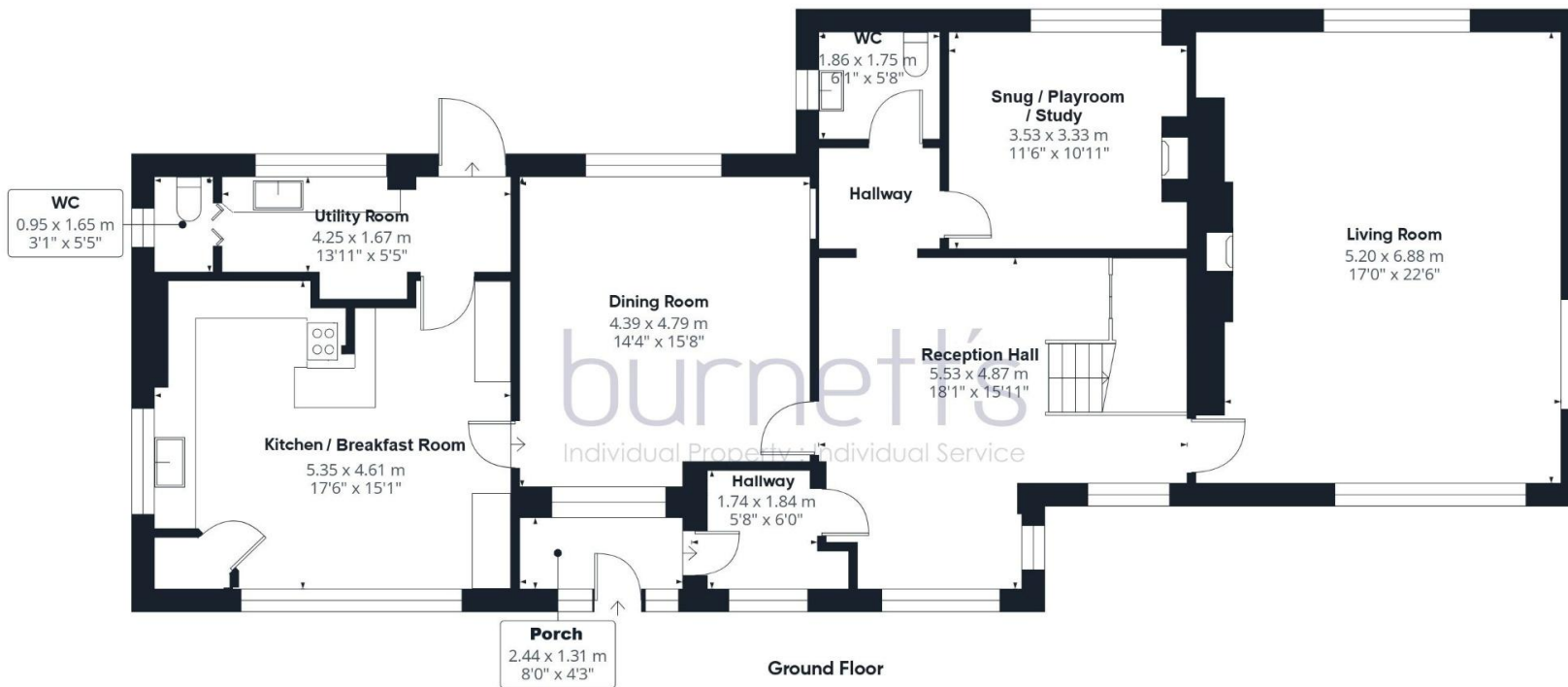
and there is variable mobile coverage from other networks.

We are not aware of any mining operations in the vicinity, or of any planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

Directions

Coming from Wadhurst, the driveway to the property is located about 1.2 miles down Tidebrook Road on the right hand side (2nd drive past the Church). Follow the driveway up the hill and where it splits, turn left and follow this drive past The Stables and up to the house.



Approximate total area

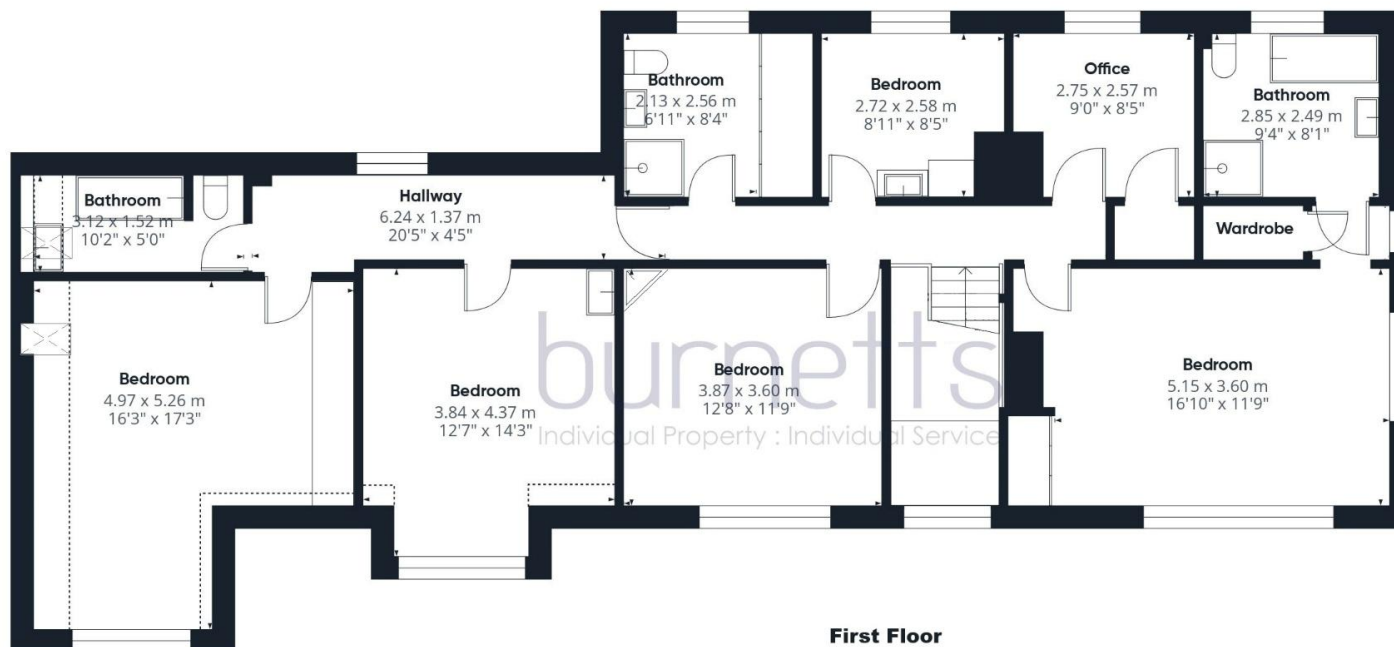
262.7 m²

2827 ft²

Reduced headroom

4.9 m²

53 ft²



Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	31 F	
1-20	G		



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.