



WESTWOOD HOUSE  
WADHURST, EAST SUSSEX



A FABULOUS DETACHED COUNTRY HOUSE  
OFFERING ELEGANT AND BEAUTIFULLY  
PRESENTED ACCOMMODATION AS WELL AS  
GARAGING, A STUDIO AND DELIGHTFUL GARDENS,  
JUST OVER A MILE FROM THE SOUGHT-AFTER  
SMALL MARKET TOWN OF WADHURST.

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|  |  |  | EPC |
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Tenure: Freehold  
Local Authority: Wealden District Council  
Council Tax: G  
Services: Mains water and electricity. Oil-fired heating. Private drainage (shared water treatment plant)  
Postcode: TN5 6PR  
[www.what3words.com/defining.customers.youth](http://www.what3words.com/defining.customers.youth)

# SITUATION

Wadhurst station 1 mile (London Bridge from 54 minutes). Wadhurst town 1.2 miles. Tunbridge Wells 5.8 miles (London Bridge from 44 minutes). Gatwick airport 28 miles. London 46 miles. (All times and distances approximate).

The property is situated just over a mile 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.



# THE PROPERTY

This wonderful detached country property has been beautifully refurbished and improved to provide fabulous family accommodation with well-proportioned rooms as well as the benefit of a home office/studio and delightful gardens and grounds. The property is constructed with attractive red brick lower elevations and white weather boarded upper elevations under a multi-gabled tiled roof.

The magnificent open plan kitchen / breakfast / dining room is a particular feature of the property. It has an impressive vaulted ceiling and full height windows and doors to two walls opening out to the terrace and gardens, creating a fantastic entertaining space. The superbly appointed kitchen includes extensive bespoke fitted units with integrated Miele appliances, Aga cooker and a central island with a breakfast bar. Steps lead up to the drawing room with window to the side and a fireplace with wood burner.

On the opposite side of the house there is a cosy double aspect sitting room, which also has a fireplace and wood burner, and a study/home office with attractive bay window and French doors opening out to the terrace and gardens. At the rear of the house there is a useful laundry/utility room, w.c. and boot room with fitted cupboards and a door to the rear.

On the first floor, the spacious principal bedroom benefits from a lovely bay window overlooking the gardens as well as an en suite dressing room and bathroom. There are three further bedrooms, one of which has an en suite shower room, as well as a beautifully appointed family bathroom with a roll top bath and walk-in shower.







## OUTSIDE

The house is approached via a gated entrance over a gravel driveway leading to the house, parking area and detached triple oak framed outbuilding under a tiled roof. This provides two open bays and one enclosed bay, currently used as a workshop, as well as an attached wine store to the rear. An external staircase leads up to a first floor games room/studio with a shower room.

A large paved terrace with an outdoor kitchen wraps around the front of the house creating the perfect space for al fresco dining. The delightful gardens and grounds are laid to lawn with a multitude of mature trees and shrubs. Beyond the initial garden, there is access into an enclosed lawned area housing the swimming pool with a brick terrace surrounding. There is a further field, with a paved dining area, and in all the property extends to about 2.6 acres (to be verified).

To one side of the property, with separate access, there is a brick outbuilding (former garage) with weather boarded upper elevations. This building has lapsed planning permission to include replacement of roof, erection of external staircase and alterations to fenestration. Further details available at: [www.wealden.gov.uk/planning](http://www.wealden.gov.uk/planning) Ref: WD/2021/1506/F and WD/2022/1193/FA.







Approximate Gross Internal Area  
Main House = 289.2 sq m / 3113 sq ft  
Outbuilding = 40.4 sq m / 435 sq ft  
Garage = 61.2 sq m / 659 sq ft  
Total = 390.8 sq m / 4207 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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