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— YEARS OF —

**Lambert
& Foster**



MOLE END
HIGH STREET, WALLCROUCH, EAST SUSSEX, TN5 7JH

EST
1900

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& Foster**

WADHURST STATION 3.9 MILES | TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 35 MILES

MOLE END, HIGH STREET, WALLCROUCH, EAST SUSSEX, TN5 7JH

A beautiful five-bedroom detached and unlisted family home with parking for several cars and a double garage in a plot of 0.75 acres (TBV) with countryside views in an enviable semi-rural position in between Ticehurst and Wadhurst, East Sussex.

ASKING PRICE £995,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this beautiful five-bedroom detached and unlisted family home with parking for several cars and a double garage in a plot of 0.75 acres (TBV) with countryside views in an enviable semi-rural position in between Ticehurst and Wadhurst, East Sussex.

This characterful period property, which is set over two floors and benefits from more than 2400 sq. ft of internal living space, has been beautifully renovated to an excellent standard including a recently installed open-plan kitchen/dining room. The property has on the ground floor, a kitchen/breakfast room, dining room, utility room, two studies, family room, sitting room and bathroom. On the first floor you find five bedrooms and a family shower room.

The new kitchen/breakfast room is a wonderful family space which benefits from underfloor heating, shaker style wall and floor cabinets, quartz worktops, a range cooker, Belfast sink, exposed beams and tiled flooring. Adjacent to the kitchen is a cosy double aspect dining room with a vaulted ceiling and French doors leading directly out to the patio and garden beyond - perfect for entertaining. The large family room and additional sitting room make for an ideal family home. Taking the stairs to the first floor, you find five well-proportioned bedrooms and a family shower room.

The property also features a new private drainage system and newly installed solar panels.



DESCRIPTION CONTINUED

Outside, the property is approached off a quiet private road via a private entrance leading to a large gravel parking area with ample room for several cars. There is additional parking and storage in the double garage.

The garden wraps around the entire property and features a variety of mature trees, shrubs and borders and a large pond and is mainly laid to lawn.

The property is ideally located between the popular market town of Wadhurst with its mainline train station to London and the village of Ticehurst.

- Five bedrooms
- Unlisted
- Underfloor heating
- Solar panels
- Double garage
- Private garden with views and pond



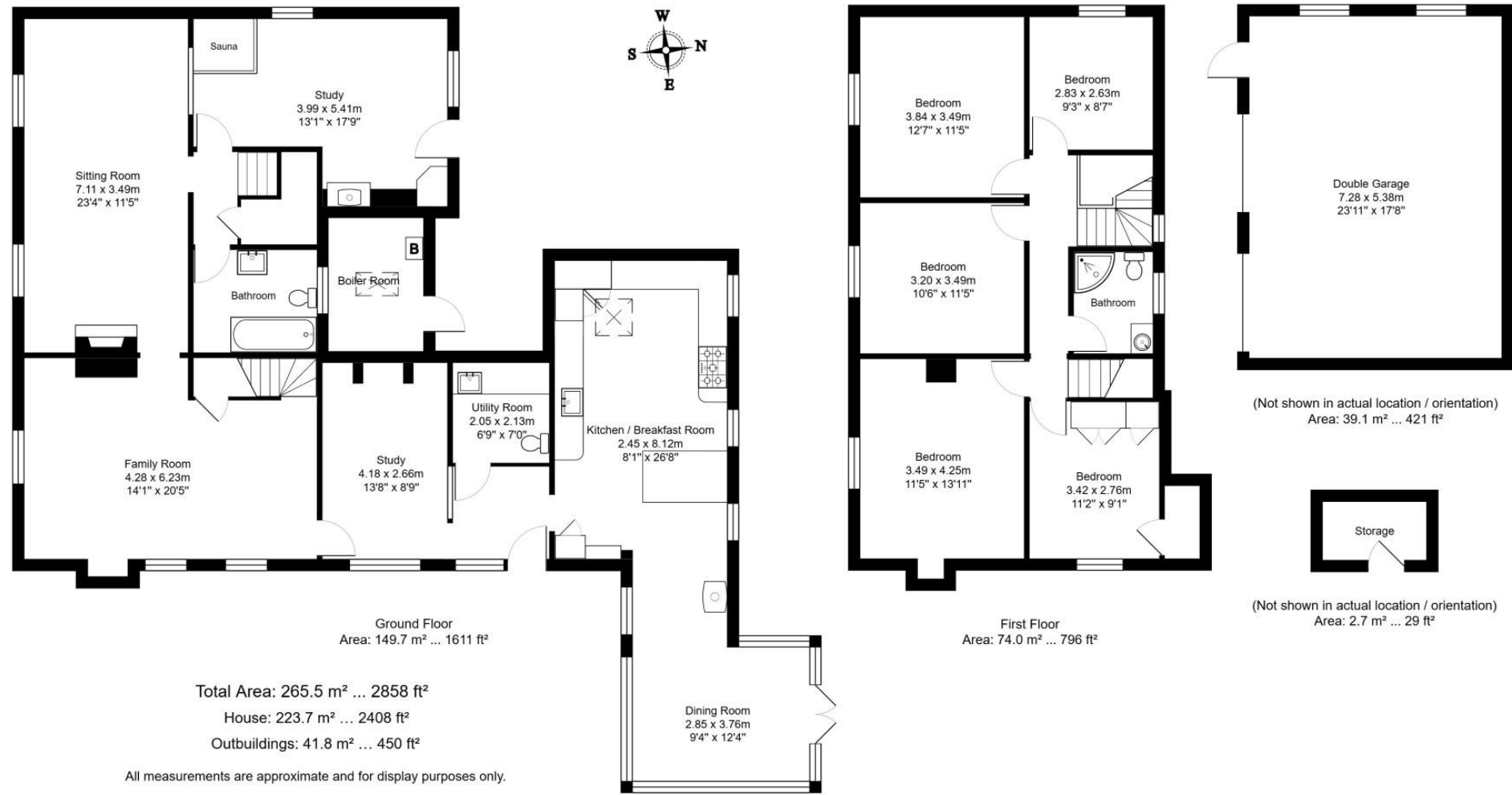






FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.









VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///HIDDEN.DEGREE.POLITICAL

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Private

Heating: Gas

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: G **EPC:** 63 D

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick foundations, weather boarded elevations and slate tiled roof.

£150 PA contribution to Tollhurst Lane Residents Association for upkeep of private lane.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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