



## Ravensdale House

1 Gillow Lane, Wadhurst, East Sussex



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East Sussex TN5 6FA

- Impressive reception hall
- Elegant 25ft sitting room
- Kitchen/dining/family room extending to 32ft
- Study
- Utility room
- Cloakroom
- Principal bedroom with dressing room and ensuite bathroom
- Guest bedroom with ensuite
- Two further double bedrooms
- Family bathroom and dressing room with shower room
- Integral open bay double garage
- South facing landscaped gardens

### Current EPC Rating: B

**Services:** Mains water and electricity. Gas central heating. Shared private drainage.

**Local Authority:** Wealden District Council  
(01892) 653311

**Council tax band:** G (2026/27- £4,495.97)

**Estate charges:** 2026 – Approximately £5,400

A substantial, beautifully proportioned and immaculately presented 4/5-bedroom family house of approximately 3,751sq.ft, set within a gated development in a quiet position with a lovely south facing outlook over its gardens and adjoining private woodland and countryside.

## Guide price £1,695,000 Freehold

**Situation:** The property is set in an elevated, quiet position within a superb, gated development with 18 acres of parkland grounds and 47 acres of woodland, situated in a secluded, semi-rural location on the outskirts of the much sought after village of Wadhurst, offering the perfect combination of village and country living, adjoining woodland and being within easy reach of village amenities and a mainline station.

The house is located on the outskirts of the sought after village of Wadhurst, voted the best place to live in the UK in 2023, and is within 1½ miles of the High Street, offering an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, pharmacy, florist, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is located within 1½ mile and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25(junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is about 7 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

**Description:** Ravensdale House is a substantial and beautifully proportioned four bedroom/four bathroom family home built in 2017, which is finished to a very high standard, with underfloor heating throughout, superb joinery, quality fittings including Neptune bathrooms, and attractive traditional external elevations of weatherboarding and timber double-glazed windows beneath a tiled roof, which harmonise seamlessly with its natural surroundings.

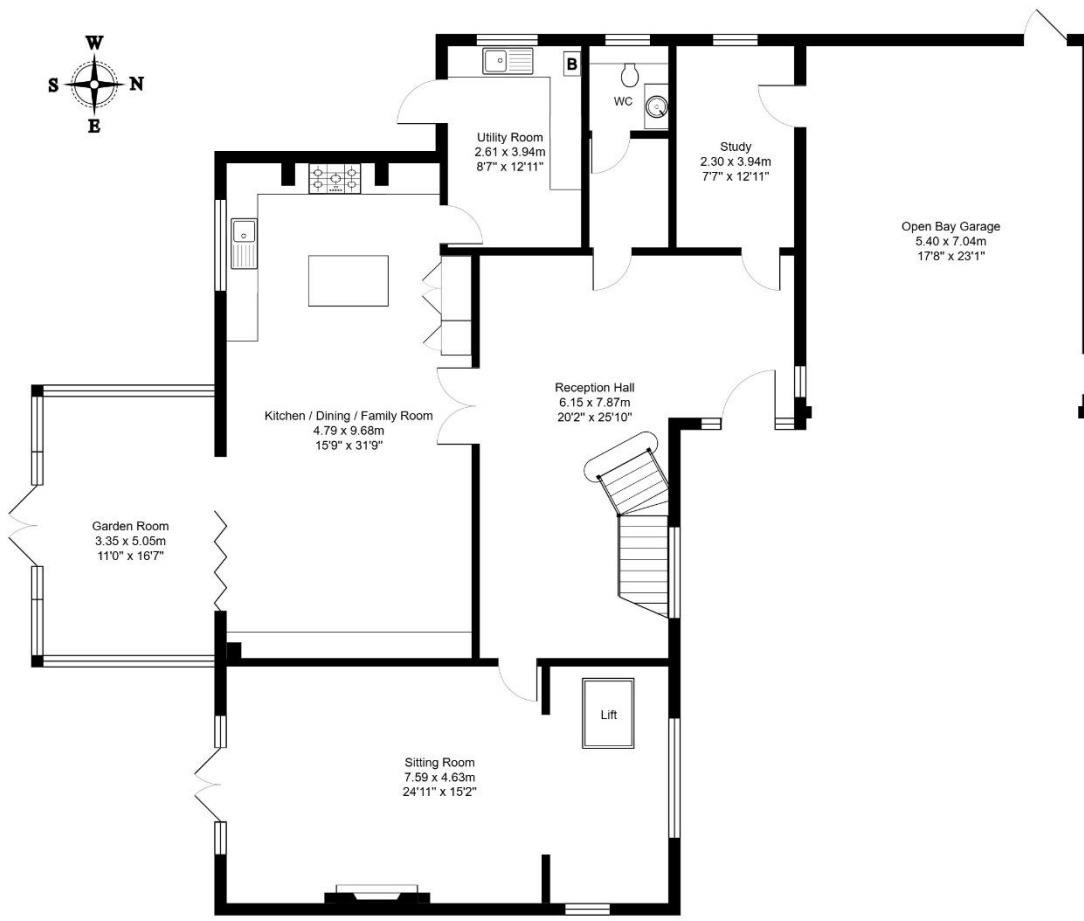
The house provides spacious and flexible accommodation over two floors of approximately 3,751sq.ft/348.4sq.m (plus an integral double open bay garage) and includes an impressive reception hall extending to nearly 26ft with lovely solid oak herringbone flooring, a part galleried staircase leading to the first floor, and doors leading to the ground floor rooms: a study with door leading to the garage; a double aspect sitting room with an open gas fireplace with stone mantle and surround, lift to the first floor and French doors leading out to the garden; a superb, open plan kitchen/breakfast/family room - this wonderful living space extends to nearly 32ft and allows plenty of room for entertaining and family living, and has bi-folding doors opening to a lovely garden room, which is used as a dining room with further seating area to enjoy the outlook over the garden. The beautifully appointed kitchen has an extensive range of shaker wall and base units, an island, Corian work surfaces and integrated appliances, including range cooker with gas hob, combination oven and microwave, fridge freezer, dishwasher and wine fridge. There is a separate utility room fitted with matching units, and a door to the garden. There is also a good-sized cloakroom with space for coats/shoes. The staircase leads to a spacious landing giving access to the bedroom accommodation. The principal bedroom suite has an ensuite bathroom with bath and large separate shower and a dressing room with fitted wardrobes. Bedroom 2 also benefits from an ensuite shower room and there are two further double bedrooms, a dressing room with shower room (formally a double bedroom) and a further beautifully appointed family bathroom.

Outside to the front there is a large block-paved driveway providing plenty of parking and an open bay double garage. The front garden is laid to lawn and bordered with mature hedging and post and rail fencing, with a side gate giving access to the rear garden. The landscaped rear garden has a large terrace running along the rear of the property, ideal for outdoor entertaining, with iron railings and steps leading down to a good-sized lawn. The south facing garden backs on to private woodland and benefits from being very quiet and private.

01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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Ground Floor  
Area: 170.8 m<sup>2</sup> ... 1839 ft<sup>2</sup>

Total Area: 348.4 m<sup>2</sup> ... 3751 ft<sup>2</sup> (excluding open bay garage)  
All measurements are approximate and for display purposes only

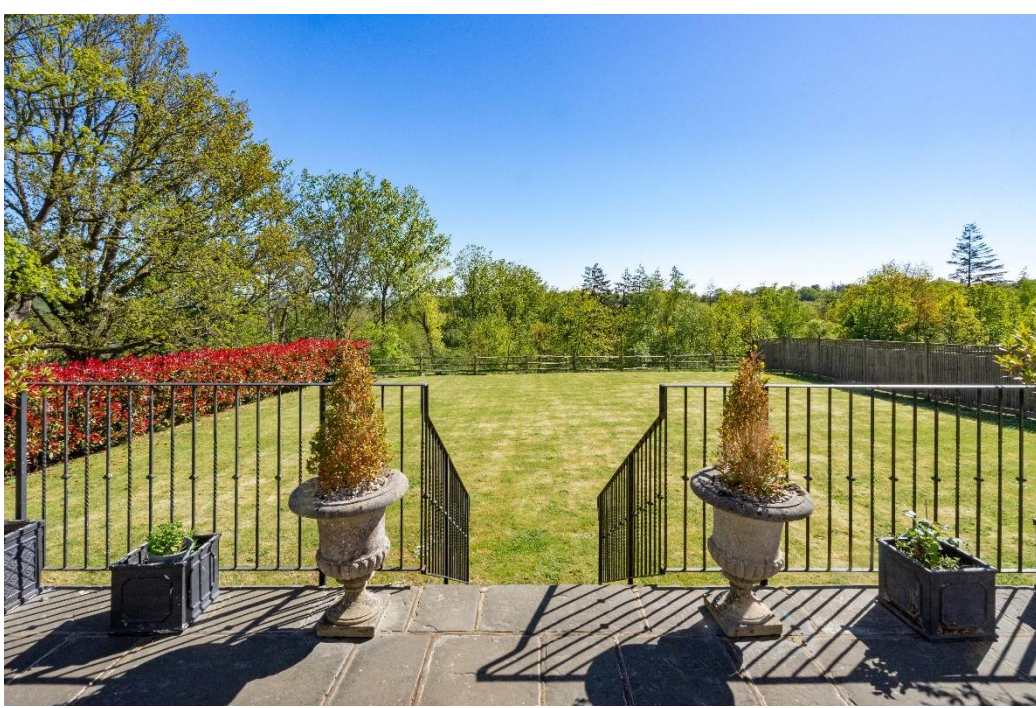


First Floor  
Area: 177.6 m<sup>2</sup> ... 1912 ft<sup>2</sup>



**Important notice:** These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only a relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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