



**DURGATES LODGE**  
MAYFIELD LANE, WADHURST, EAST SUSSEX, TN5 6DG



**Lambert  
& Foster**

WADHURST STATION 0.8 MILES | TUNBRIDGE WELLS 6.3 MILES | GATWICK AIRPORT 29 MILES

## **DURGATES LODGE, MAYFIELD LANE, WADHURST, EAST SUSSEX, TN5 6DG**

A remarkable unlisted attached five-bedroom period residence extending to 3,766 sq. ft, set within beautifully landscaped gardens, with a detached double garage and ample off-street parking, offered to the market chain free and within walking distance of Wadhurst station.

**ASKING PRICE £1,150,000 FREEHOLD**



Lambert & Foster are delighted to bring to the market this outstanding attached unlisted period residence, offering an exceptional blend of character and charm with well-proportioned and versatile family accommodation extending to over 3,766 sq. ft, situated in a convenient and sought-after village location in Wadhurst.

The property is full of architectural interest, its distinctive tile-hung and brick elevations immediately lending a sense of history and quality. Internally, the house retains a wealth of original character features, most notably the magnificent sitting room with its impressive, exposed oak ceiling timbers, original timber frame wall studwork and an open fireplace, creating a wonderfully warm and inviting space of real distinction.

The ground floor is particularly well suited to family living and formal entertaining. A generously proportioned sitting room of over 24 ft in length provides an outstanding reception space, whilst a separate dining room of comparable scale offers further flexibility for hosting. The well-appointed kitchen/breakfast room is fitted with a range of bespoke units with solid oak worktops, a range cooker and stone tile flooring with underfloor heating, with direct access out to the garden, creating a seamless connection between inside and out. A separate utility room and boot room provides additional practical space.

The first floor offers four well-proportioned bedrooms, including a principal bedroom of over 21 ft with excellent natural light, served by a large shower room with twin sinks and a walk-in wardrobe. The second floor offers a large bedroom suite with bathroom and WC and a useful home office, making this an ideal arrangement for families or those working from home. There is also a large cellar on the lower ground floor.



Externally, the property is a particular highlight. The mature and beautifully landscaped gardens wrap around the house, comprising sweeping lawns, well-stocked herbaceous borders, a generous stone-paved terrace perfect for outdoor entertaining, and a variety of established trees and shrubs providing both privacy and seclusion. To the front, a gravelled shared driveway provides ample off-street parking and gives access to the detached double garage block.

Durgates Lodge is situated in a highly convenient position within the popular village of Wadhurst, which offers an excellent range of everyday amenities including shops, restaurants and well-regarded schooling. The village is also well served by Wadhurst mainline railway station, providing regular services into London Charing Cross and Cannon Street, making this an ideal choice for commuters. The wider area offers easy access to the A21 and the surrounding High Weald countryside, an Area of Outstanding Natural Beauty.

The area is exceptionally well served by schooling at all levels. In the state sector, Wadhurst Church of England Primary School and Uplands College enjoy a strong local reputation and most of the excellent grammar schools in Tunbridge Wells and Tonbridge are accessible for children taking the Kent 11+.

For those seeking independent education, the choice is outstanding. Sacred Heart is only five minutes' walk from the house and is a well-regarded non-selective preparatory school. Larger prep schools include Skippers Hill, Holmewood House and Saint Ronan's. At senior level Mayfield School for Girls and the prestigious Tonbridge School both have excellent reputations.

The property is offered to the market chain free, representing a rare opportunity to acquire a home of genuine character in one of East Sussex's most desirable villages.

- Exceptional Unlisted Period Home
- Chain Free Sale
- Stunning Landscaped Gardens
- Versatile Family Accommodation
- Superb Garage Facilities
- Excellent Schooling Nearby
- Walking distance to train station and village centre







## FLOORPLANS

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

# Durgates Lodge, Mayfield Lane, Durgates, Wadhurst, TN5 6DG

Approximate Area = 3730 sq ft / 346.5 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

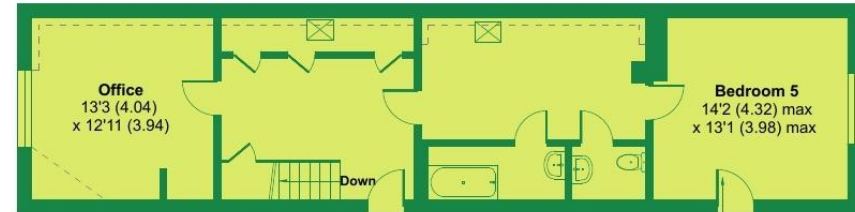
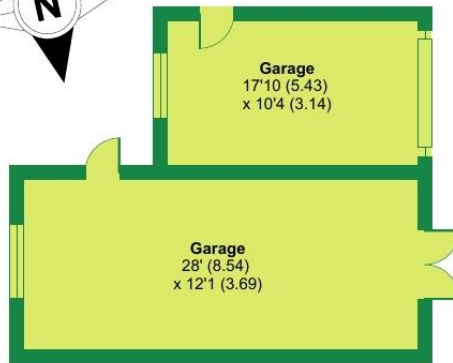
Garages = 523 sq ft / 48.5 sq m

Total = 4289 sq ft / 398.3 sq m

For identification only - Not to scale

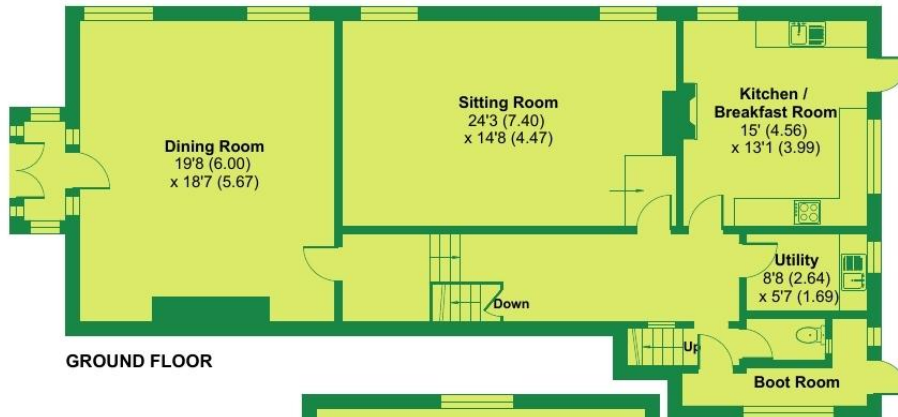


Denotes restricted head height

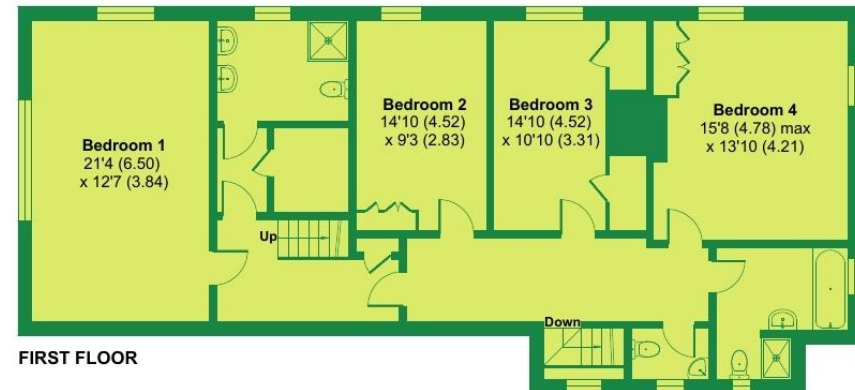


SECOND FLOOR

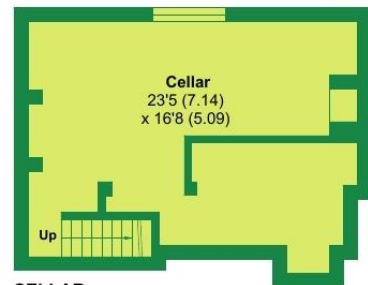
Access To Eaves



GROUND FLOOR



FIRST FLOOR



CELLAR



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

**WHAT3WORDS:** ///BLUES.MATCHBOX.FIGHTS

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains 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.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band G **EPC:** D (64)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick & tiles elevations & tiled roof



**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.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

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Westenhanger, Hythe CT21 4HU

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