



Tidebrook, Wadhurst  
East Sussex, TN5



*Beyond your expectations*



# A highly individual spacious detached house in delightful setting

Reception Hall and Upper Hall | Sitting Room with Dining Area | Study | Kitchen/Breakfast Room | Principal Bedroom with En Suite Bathroom and Dressing Room | 3 further Bedrooms | Family Bathroom | Oil Fired Central Heating | Garaging/Barn | About 1.6 Acres

**Asking Price £825,000 Freehold**

## Description

Designed to take full advantage of its wonderful setting and views, the house is arranged with the majority of the accommodation on one floor. On the south side it is partly at first floor level and to the rear at ground floor opening onto the terrace and garden. The interior includes some excellent features some of which include the following:-

On the ground floor there is a reception hall with stairs rising to the spacious part galleried upper hall with a door to the garden. The sitting room, which enjoys far reaching views, has an open fireplace with a wood burner and this opens in an L-shape to the dining area which has attractive outlooks to the rear garden. The kitchen/breakfast room is fitted with a range of cupboards and drawers with long work surfaces, fitted appliances and cupboards above. From the sitting room there is a door to the second double bedroom which enjoys the views. The principal bedroom has an en suite bathroom and a dressing room with the option of this being used as a second sitting room. There are two further double bedrooms and a family bathroom.

## Outside

To the front of the house and at the end of the drive there is spacious parking and turning with a 5 bay period former byre and barn to one side. The drive continues to the front of the house, the integral garage and car port. The gardens provide an outstanding setting for the house and include wide expanses of lawn which sweep round from front to rear. There is a wide

paved terrace and adjoining this a fine rockery. Beyond the main garden there is a superb walled garden of about 0.6 acres which includes a number of fruit trees. In all about 1.6 acres.

## Location

Approached by a long private partly shared drive, the property is situated in a wonderful rural setting with far reaching views to the south. The popular village of Wadhurst is about 2 miles away for an excellent range of local shops, schools, pubs and restaurants. Tunbridge Wells is about 8 miles away for more comprehensive shopping facilities and amenities including many major national stores, and recreational amenities. Further recreational amenities include fishing, cycling, sailing and water sports at Bewl Water.

## Additional Information

Train services: Wadhurst mainline station is about 2.5 miles away for trains to Charing Cross, London Bridge and Cannon Street in about 60 minutes.



**Hamptons International**

18-20 London Road, Royal Tunbridge Wells, Kent, TN

Sales. 01892 516611

tunbridgewells@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Tidebrook, Wadhurst

Approximate Gross Internal Area = 194.1 sq m / 2089 sq ft  
(Excluding Carport)

Garage = 12.4 sq m / 133 sq ft

Outbuilding = 91.1 sq m / 981 sq ft

Total = 297.6 sq m / 3203 sq ft

Floorplanz © 2016  
0845 6344080 Ref: 173237  
This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.



### Outbuilding

(Not Shown In Actual Location / Orientation)

**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. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



