

THE CHESTNUT



WADHURST
PLACE

THE CHESTNUT IS A BEAUTIFULLY PROPORTIONED FIVE BEDROOM FAMILY HOME.

Clad in traditional timber boarding, the Sussex farmhouse style property blends in seamlessly with the natural local surroundings. The attached barn style garage has plenty of parking for two cars undercover whilst the private driveway allows plenty of room for visitors.

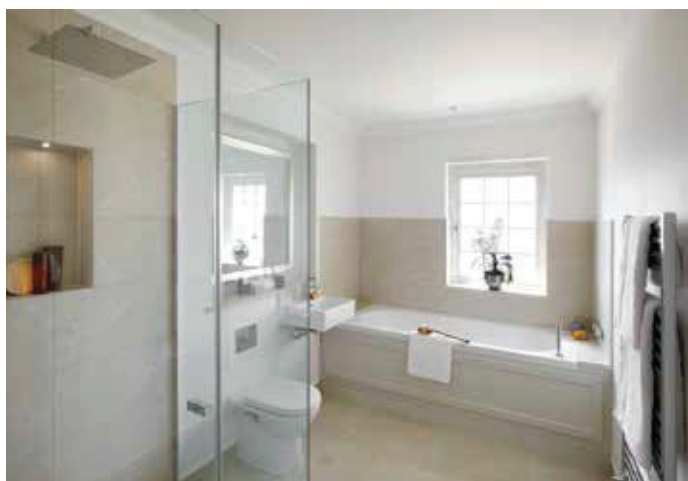
The spacious reception hall leads to the sitting room with fireplace and double doors to the garden. There is a separate dining room, study, WC and store. Double doors from the hall open to the kitchen/dining and family living room. This open plan space allows

plenty of room for sumptuous entertaining leading to the garden through bi-fold doors. The kitchen, with fully integrated Siemens appliances, breakfast bar and also a separate utility room with door to the rear garden, has everything required for modern day living.

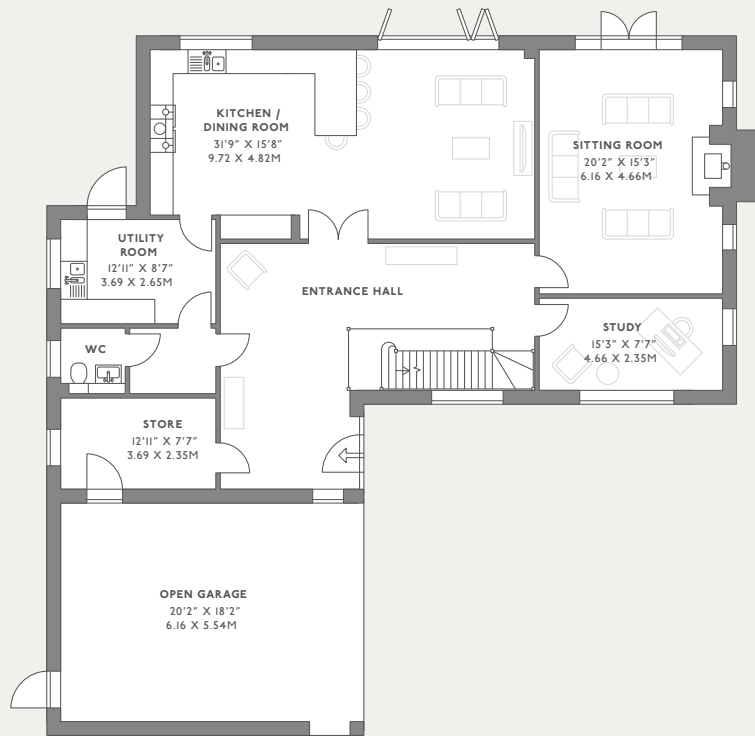
The staircase, with oak handrail and spindles, leads up to the light and spacious landing, providing access to the upstairs bedrooms.

The master bedroom suite has a separate dressing area and ensuite bathroom with bath and separate walk in shower. Bedroom two also benefits from a dressing room and ensuite shower room. There are three further double bedrooms and a family bathroom.

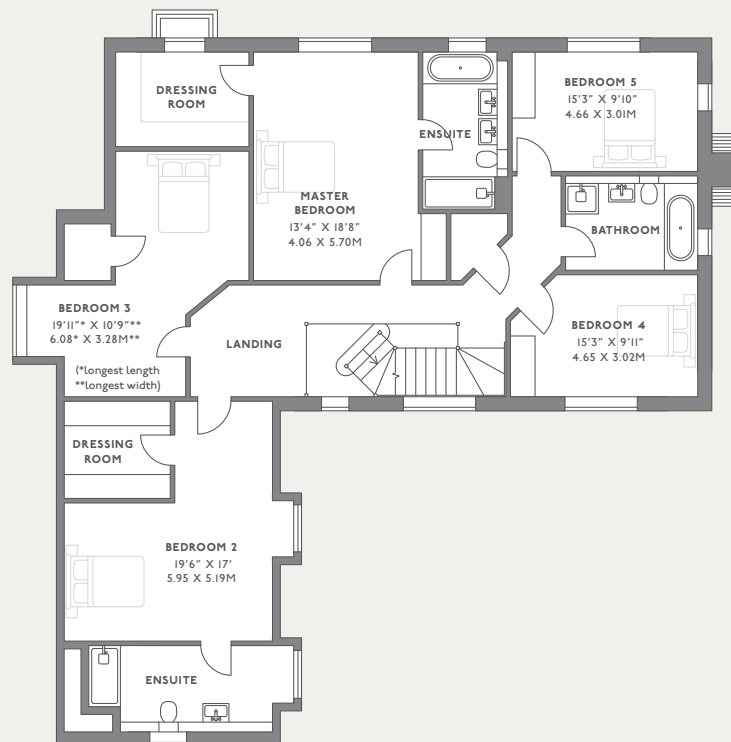
Outside, the paved terrace can host outdoor entertaining and the garden is beautifully landscaped. Wadhurst Place itself is set within 18 acres of parkland and benefits from amazing views over the Weald.



TOTAL FLOOR AREA 3497 SQ FT / 325 SQ M



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

EXTERNAL

- Car barn for two cars with generous parking to front driveway
- Paved patio area to rear gardens
- Landscaped garden
- External power socket and water tap
- Private & gated
- External lighting

WINDOWS AND DOORS

- Traditional timber casement painted windows
- Traditional timber front door with either chrome or brass ironmongery
- Painted timber bi-fold doors to kitchen

KITCHENS

- Stone or solid oak worktops
- Concealed LED lighting
- Fully integrated Siemens appliances including gas hob, oven, combination microwave, fridge freezer, dishwasher and wine fridge
- Fitted cabinetry and worktops to utility room

BATHROOMS AND ENSUITE

- A mixture of traditional and contemporary luxury brassware with polished chrome fittings
- Villeroy & Boch floor mounted white WC pan with soft close lid and concealed cistern with designer flushplate
- Traditional freestanding wash stands
- Built in baths and shower enclosures in the family bathroom and master ensuite
- Polished chrome heated towel rails to all bathrooms
- A combination of porcelain and stone wall and floor finishes with feature tiles throughout
- Recessed mirror cabinet with internal light and shaver socket to family bathroom and bedroom two
- Traditional bespoke mirror and wall lights to master ensuite

AUDIO VISUAL

- HDTV network points to allow for a future digital and satellite TV distribution to primary rooms
- Central TV, FM and satellite system

INTERIOR FINISHES

- Outstanding decorative finish throughout
- Decorative cornice throughout
- Traditional solid wooden internal doors with complementing ironmongery
- Classically designed skirtings and architraves
- Stone skirtings to wet areas
- Traditional oak handrail to staircases and decorative spindles, fully carpeted
- Optional additional wardrobe packages available
- A combination of luxury floor finishes, wood, stone and carpet

LIGHTING AND POWER

- White adjustable ceiling downlighters
- Satin or brushed steel switches and sockets throughout

HEATING

- Energy efficient boiler
- Underfloor heating throughout (wet system) with individually zoned areas controlled via digital thermostats
- Fireplace with traditional stone surround
- Siemens extractor hood to kitchen and extractor fans to bathrooms
- Multi fuel wood burner to living room

SECURITY

- Intruder and fire alarm system

AFTERCARE

- 10 year Premier Guarantee
- 12 month defect liability period
- Full comprehensive home user manual

For more information please contact us:

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BEAUTIFUL DESIGN,
EXCLUSIVE LOCATIONS