



A 4 bedroom family home in part of a beautiful former Edwardian priory with stunning countryside views.

Beechlands, Best Beech Hill, Wadhurst, East Sussex, TN5

£2,650 pcm plus fees apply, Unfurnished
Available from 15.01.2021



- Elegant family home
- Beautiful communal grounds
- Two private terraces
- Balcony with fantastic views
- Garage & parking

Local Information

Beechlands is located in a beautifully elevated position close to the popular village of Wadhurst where an excellent range of local shops including a butchers, delicatessen and wine merchants as well as a mainline station.

Recreational amenities in the area include golf courses at Tunbridge Wells, Rotherfield and Lamberhurst and fishing, sailing and water sports at nearby Bewl Water.

Wadhurst village offers a wide selection of local shops including a butcher, green grocer, delicatessen, post office, library, bank, chemist, hardware store, cafes, supermarkets and garage. Comprehensive shopping is catered for in Tunbridge Wells (about 6 miles).

About this property

Part of a former priory, Linden House is an elegant, four bedroom family home situated on the edge of Wadhurst amongst beautiful communal grounds.

The spacious entrance hall has high ceilings, built in storage, study nook in front of a large window and a guest cloakroom.

The light filled kitchen has a range of modern wall and floor units and a walk in pantry/ utility room with sink, fridge, wine cupboard, washing machine and tumble dryer and access out onto one of the private terraces.

The reception room has many period features with an open fireplace and turreted dining area overlooking the grounds. French doors lead into the sun room with wraparound windows

also benefitting from the amazing views.

The first floor offers two large double bedrooms. The principle bedroom has built in wardrobes, a turreted dressing area and en suite bathroom as well as French doors opening onto the balcony. There is a family shower room to complete this floor.

On the second floor, a large landing provides an ideal study area between two very good size bedrooms and another bathroom.

Beechlands is accessed from a long driveway which leads to the front of the house and provides parking and turning for several vehicles as well as access to the garage. To the rear there is a further private terrace off of the sun room leading to communal grounds. These are mainly laid to lawn with a wide selection of mature plants, shrubs and trees and with a large ornamental pond crossed with a feature stone bridge.

Furnishing

Unfurnished

Local Authority

Wealden District Council,
Crowborough
Council Tax Band = G

Energy Performance

EPC Rating = D

Viewing

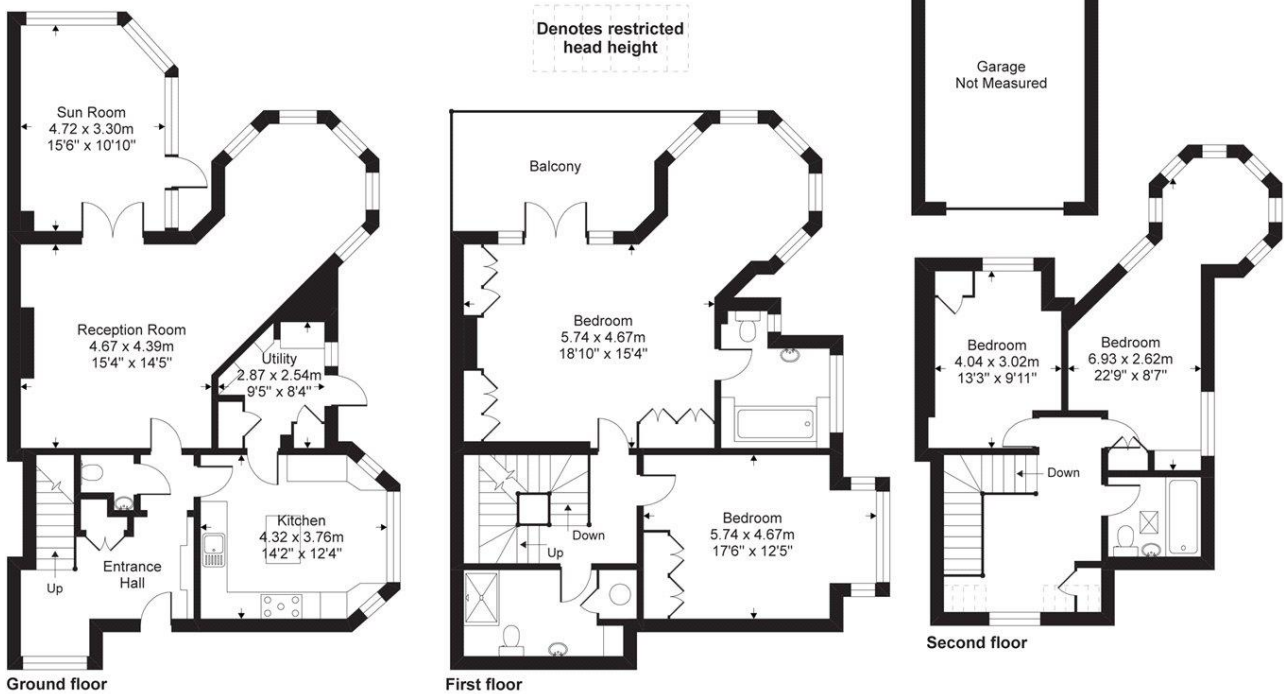
All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office.
Telephone: +44 (0) 1892 507 050.





Linden House, Beechlands, Best Beech Hill, Wadhurst, TN5

Gross internal floor area (approx): 2516
217 sq m / 2336 sq ft (Excludes Restricted Head Height & Garage)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20201001FRLN

