



Outstanding Grade II listed farmhouse

Gate House, Woods Green, Wadhurst, East Sussex TN5 6QL

Freehold





reception hall • drawing room opening to garden linking to sitting room • dining room • kitchen/breakfast room • utility room • cloakroom • principal bedroom with en suite bathroom • 3 further bedrooms • family bathroom • vaulted second floor bedroom • shower room • large attic room • cellar fitted as a wine store

double garage • open garage • garden store • brick tool shed and garden store • beautifully landscaped terraced gardens with ponds and stream • long gated driveway approach • in total about 1.33 acres

Description

The idyllic position of this delightful home captures the imagination as you approach via the long gated driveway flanked by superb gardens, set against a backdrop of open countryside. The Gate House is a former farmhouse with origins dating back to the 16th Century and is tucked away in a convenient, yet not remote, position off a small country lane in the hamlet of Woods Green.

The popular village of Wadhurst is just 1.3 miles away and there is a wide choice of private and state schools in the area. For commuters, Wadhurst and Frant mainline stations are both easily accessible, offering regular services to London.

The Gate House is beautifully presented, having been sympathetically restored over the years and retains its wealth of character and charm. The principal reception rooms feature impressive fireplaces and comprise a welcoming entrance hall, an oak panelled dining room and a large drawing room opening out to the garden on the southerly side. This links through to a snug sitting room adjoining the light-filled country-style kitchen/breakfast room, complete with an Aga.

All five bedrooms enjoy a wonderful outlook and have much individual character, being arranged over the first and second floors, together with three bathrooms and a large attic room.

Garden and Grounds

The magnificent gardens surround the house with flagstone terraces, a choice of seating areas, lawns, deep shrub borders and specimen trees. The major focal point are the natural ponds in the middle, linked by a trickling stream with pathways alongside meandering through rock gardens filled with lush vegetation creating an idyllic ambience of calm. The garden rises up on the eastern side to meet the fields at the top boundary and which are available by separate negotiation.

The property is approached from the lane via the main gate on the southerly side, with a long driveway which passes a detached oak framed garage which is temperature controlled to accommodate specialist cars. There is a large parking and turning area and a secondary gate out to the lane.



Situation

The Gate House is situated within the High Weald Area of Outstanding Natural Beauty. Near-by Bewl Water offers leisure activities including horse riding walking and cycling trails, sailing, canoeing and fishing. Wadhurst has excellent local amenities including supermarkets, post office, butchers, hardware shop, village hall, delicatessen and a garage. Tunbridge Wells (6.3 miles) offers more comprehensive services, theatres and restaurants.

State and private schools:

Primary schools in Wadhurst and Lamberhurst, Uplands Community College (Wadhurst), preparatory schools including Sacred Heart (Wadhurst), Marlborough House and St Ronan's (Hawkhurst), Rose Hill and Holmewood House (Tunbridge Wells), and The Schools at Somerhill (Tonbridge). Independent senior schools in Tunbridge Wells, Sevenoaks, Tonbridge and Eastbourne.

Mainline rail: Wadhurst (1.7 miles) with commuter services to Charing Cross (via London Bridge and Waterloo East) and Cannon Street or Frant (Bells Yew Green) on the same line about 5.2 miles along the B2169 Bayham Road. Alternatively, Tonbridge (about 11.4 miles via the recently upgraded A21 accessed at Lamberhurst), offers more frequent services.

Directions: From Tunbridge Wells, head south on the A267 Frant Road. At The Bull pub, fork left onto Birling Road, continue to the end and straight over Forest Road onto the Bayham Road (B2169). Follow this road,

passing Frant Station and through Bells Yew Green. After about 1.2 miles, turn right into Bartley Mill Road, sign posted Cousley Wood. Continue on this road for about 1.5 miles, then turn right into Buckland Hill. Continue down the hill and turn right at the bottom towards Wadhurst/ Woods Green. Remain on this lane for about 0.6 miles and The Gate House will be on the left.

Agent's Note

A public footpath runs along the northern boundary as marked on the plan.

Available by separate negotiation

1. The fields to the eastern boundary, extending to approximately 12 acres, which would have its own access, with a right of way at the top of the drive for The Gate House as outlined in yellow on the site plan.
2. The stable yard and attached barn with studio above lying to the north of the house which is currently subject to discussions over planning for a separate dwelling.

Further details are available on request from the Savills Tunbridge Wells office. Please note, the site plan is provided for guidance only and should not be used for Land Registry Compliance purposes.

Services

Mains water, gas and electricity and drainage.

Outgoings

Wealden District Council (01892) 653311. Tax Band G.

Viewing

Strictly by appointment with Savills on 01892 507000.





Gate House, Woods Green, Wadhurst

Gross internal area (approx) 324.5 sq m/3493 sq ft

Attic room 40.1 sq m/431 sq ft

Garage building 87.3 sq m/939 sq ft

Outbuildings 10.0 sq m/107 sq ft

Total 461.9 sq m/4970 sq ft



savills

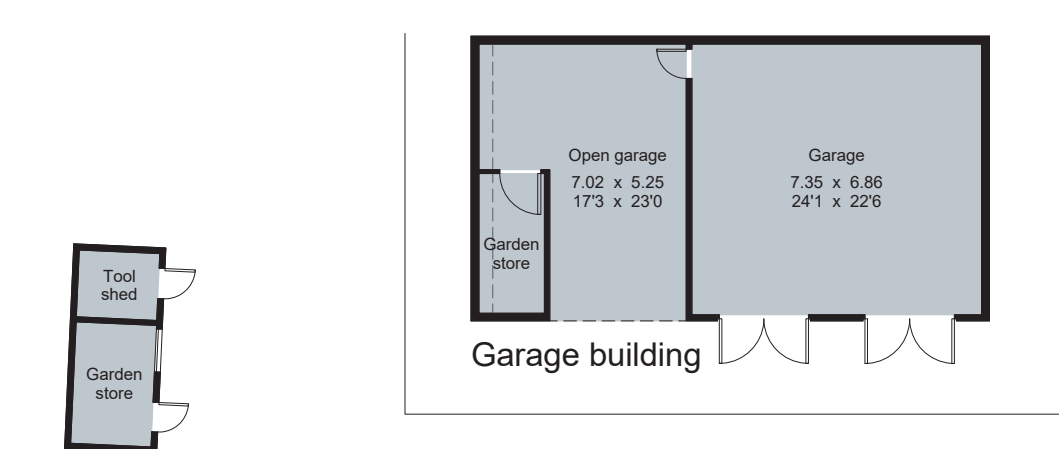
savills.co.uk

Charles Lang

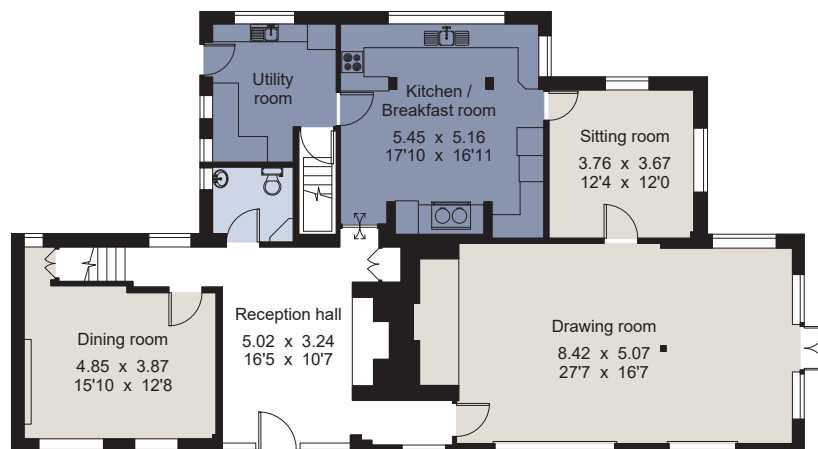
Savills Tunbridge Wells

01892 720 000

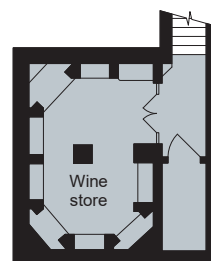
tunbridgewells@savills.com



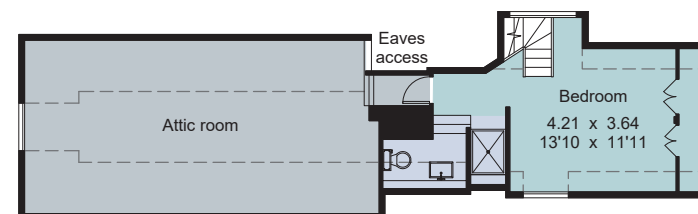
Garage building



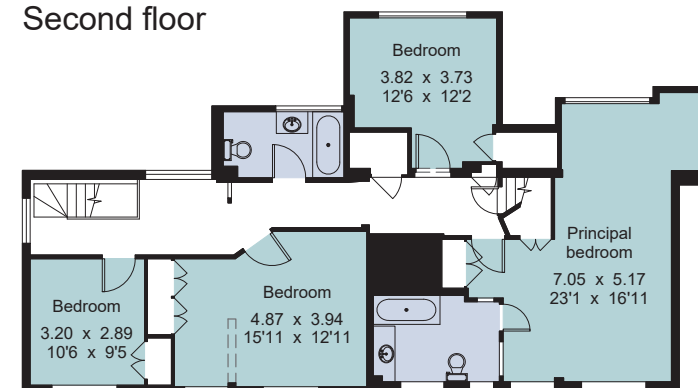
Ground floor



Cellar



Second floor



First floor

For identification only - Not to scale

© Trueplan (UK) Limited

For identification only. Not to scale. © SK/027090

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by Trueplan (UK) Ltd