



# THE OLD PARSONAGE

WADHURST • EAST SUSSEX

savills





# THE OLD PARSONAGE

TIDEBROOK • WADHURST • EAST SUSSEX • TN5 6PA

AN IMPRESSIVE VICTORIAN CHARACTER FAMILY HOUSE WITH PLANNING TO EXTEND ENJOYING A TUCKED-AWAY POSITION BETWEEN THE POPULAR VILLAGES OF MAYFIELD AND WADHURST

**Accommodation of 5,121 sq ft comprising:**

**Ground floor:**

entrance lobby, entrance hall, drawing room, dining room, kitchen/breakfast room, study, cloakroom

**Lower ground floor:**

bedroom, TV/cinema room, gym/studio, laundry room, boiler room, shower room, store room, office

**First floor:**

master bedroom with en suite shower room, 3 further double bedrooms, family bathroom

**Second floor:**

2 double bedrooms, single bedroom, games room/bedroom, bathroom

**Outside:**

garden of about 1.03 acres, paddock of about 3.55 acres, woodland, in total about 6 acres

EPC = E

The property benefits from planning consent, reference WD/2015/1887/F dated 19 September 2016, for a single storey extension, associated internal alteration, a detached garage and tennis court

**Savills Tunbridge Wells**

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**DESCRIPTION**

This elegantly-proportioned former parsonage enjoys a rural, yet not remote, position equidistant between the popular villages of Wadhurst and Mayfield, with Wadhurst mainline station just under three miles away. The property has been sympathetically updated by the current owners to create a comfortable home with generously-proportioned living space and a flexible layout and is well-suited to the needs of the modern family. Further points of note include:

- high ceilings, large-paned double-glazed windows and character detail including decorative moulded architraves and skirting boards, fireplaces, picture rails, cast iron radiators and panelled wood internal doors;
- drawing room featuring a fireplace with a painted surround, shelves built into the alcove to the side and an outlook through a wide bay window over the garden;
- dual-aspect dining room with lovely views over the garden, a wooden bench seat built into the window embrasure for enjoyment of the views, exposed floorboards and a fireplace;
- spacious study with exposed floorboards and a gothic stone fireplace with extensive fitted shelving to each side;
- triple-aspect well-proportioned Mark Wilkinson kitchen/breakfast room with French windows opening out to the garden, painted wood units under granite worktops, an oil-fired Aga with electric companion and integrated Miele appliances including a steam oven, microwave, fridge, freezer and dishwasher. An island unit incorporates a vegetable sink, a slimline dishwasher and a further under-counter fridge;
- lower ground floor with access to the rear garden, having previously been used as a separate apartment, and providing useful utility space, a gym/studio area, a bedroom, shower room, TV/cinema room, office and store room;
- master bedroom enjoying an outlook towards the church and with a well-appointed en suite shower room;



- three further characterful double bedrooms and a generous family bathroom on the first floor;
- three bedrooms, a large games room/bedroom with a fireplace and a stylish bathroom on the second floor complete the accommodation.

**Outside**

The property is set within attractive gardens which lie mainly to the south and west of the house, with mature evergreen shrubs and trees to the boundaries ensuring a good level of privacy. A level area of lawn borders the driveway, which offers parking and turning space for several cars, with a low evergreen hedge and a mixed border bed to the side. Below the hedge, the garden sweeps down towards the southwest, comprising lawns interspersed with established trees, with further evergreen hedging, shrub beds, box-edged beds and a clipped bay tree. A sheltered southwest-facing terrace offers a vantage point from which to enjoy the verdant surroundings, giving ample space for outdoor living and dining in the warmer months.

A stream flanked by woodland marks the bottom of the garden, beyond which a fenced paddock of about 3.55 acres with a woodland fringe rises to the northwest.

**Planning**

The property benefits from planning consent reference WD/2015/1887/F dated 19 September 2016 for a single storey extension, a proposed garage and tennis court. The extension will provide a new garden room, cloakroom and music room with associated hallways and access to the garden. The garage is to be set at the lower garden level and will comprise two enclosed bays, an open bay and first floor accommodation accessed via an external staircase including a main room and shower room, with the tennis court beyond to the west.





Situation

The Old Parsonage is situated next to St John the Baptist parish church in the rural hamlet of Tidebrook, which lies in the valley between Wadhurst and Mayfield within an Area of Outstanding Natural Beauty. Both villages offer a wide selection of local shops including butcher, grocer, delicatessen, post office, library, bank, chemist, hardware store, cafes, supermarkets and a petrol station (Wadhurst). More comprehensive shopping and entertainment is catered for in Tunbridge Wells (about 7.5 miles).

**Mainline rail:** Wadhurst (about 2.8 miles), and Tunbridge Wells (about 7.8 miles) with trains to London Charing Cross and Cannon Street from 47 minutes.

**State and private schools:** Many well-regarded schools in the area include Sacred Heart School, Wadhurst Primary and Uplands Community College in Wadhurst, Mayfield School for girls and Mayfield Primary in Mayfield and Stonegate C of E Primary and Bricklehurst Manor in Stonegate. Limited places available in the Kent grammar schools in Tunbridge Wells and Tonbridge, subject to academic performance in the eleven-plus examination.

**Directions:** From Tunbridge Wells head south on Nevill Street/ Frant Road (A267). Continue through Frant before turning left on the B2099 towards Wadhurst. Continue along this road for about 3.3 miles, passing the petrol station on the left and then take the first right turn into Mayfield Lane, the B2100. Continue for about a mile and turn left at the Best Beech pub onto Tidebrook Road. Follow the road down the hill, passing the Church on the right, after which the gates to The Old Parsonage will be found.

**Services:** Oil-fired central heating, mains water and electricity, private drainage.

**Outgoings:** Wealden District Council Tel: 01323 443322. Tax band H.

**Viewing:** Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



The Old Parsonage, Tidebrook

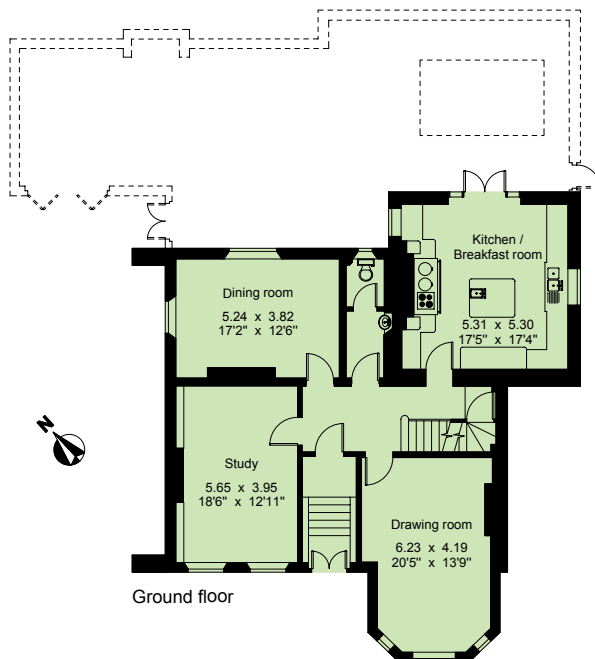
Gross internal area (approx.)

- House - 475.8 sq m (5121 sq ft)
- Proposed Extension - 100.1 sq m (1077 sq ft)
- Proposed Garage - 101.2 sq m (1089 sq ft)

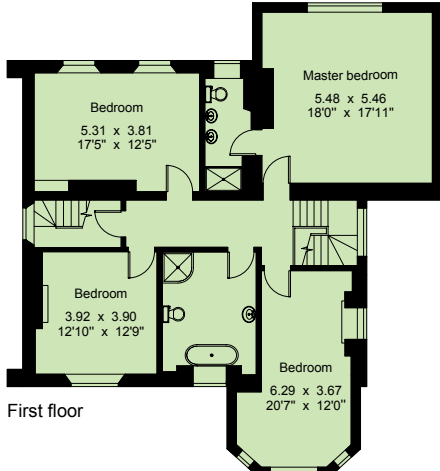
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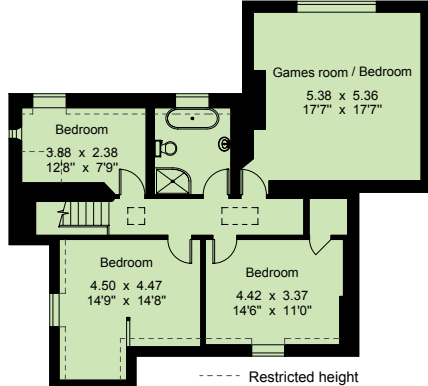
Lower ground floor



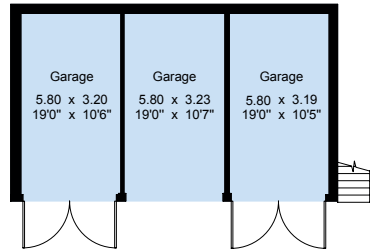
Ground floor



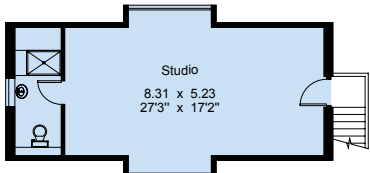
First floor



Second floor



Ground floor



First floor

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Brochure Prepared September 2017 Photographs Taken September 2017

