



# WEST VALE

ELY GRANGE ESTATE • FRANT  
EAST SUSSEX • TN3 9DY





# WEST VALE

A WELL-PRESENTED 5 BEDROOM FAMILY HOUSE LOCATED ON THIS PRESTIGIOUS ESTATE  
ON THE EDGE OF THE SOUGHT-AFTER VILLAGE OF FRANT

- entrance porch
- entrance hall
- sitting room
- family room
- kitchen/breakfast room
- utility room
- cloakroom
- master bedroom
- 2 further first floor bedrooms
- family bathroom
- second floor double bedroom
- second floor single bedroom/study
- family bathroom
- garden
- timber shed
- driveway parking
- about 0.14 acres
- EPC = E

## DESCRIPTION

West Vale is located within the small community of homes on the prestigious Ely Grange Estate and is just a short distance from the heart of the popular village of Frant with its active village community and excellent local amenities.

The property is a semi-detached 5 bedroom house thought to have been built around 1910 as a home for farm workers of the Ely Grange Estate. West Vale now offers well-proportioned accommodation which creates a stylish family home with many period features still in place including cast iron fireplaces, quarry tiled floor to the entrance porch, picture rails and high ceilings. Combined with contemporary fixtures and fittings, newly refreshed décor, new double glazed windows in many rooms and modern bathroom suites, West Vale offers well-presented accommodation to suit the needs of a modern family.

Points of note include:

- newly decorated entrance porch;
- bright and welcoming entrance hall with engineered oak flooring;



- sitting room with a cast iron fireplace with slate hearth and French windows, set within a bay, which open out to the front garden terrace;
- family room with cast iron feature fireplace and fitted shelves and a cupboard to one side of the chimney breast. The window features white wooden shutters and has an aspect over the rear garden;
- kitchen/breakfast room featuring a slate tiled floor with bespoke 'John Lewis of Hungerford' wooden wall and base units under tiled worktops. Appliances include a 'Falcon' range with two ovens and a grill plus five gas burners, a dishwasher and an under counter fridge;
- utility room with painted wooden cupboards and a beech worktop with space for a large fridge/freezer and plumbing and space for two laundry appliances;
- small inner hallway with stable door to the side entrance;
- the bedrooms are arranged over two floors, with three double rooms and a well appointed family bathroom on the first floor and a double and a single bedroom (currently used as a study) plus a further family bathroom on the top floor.

## Outside

The property is approached from the road via the private drive that leads in to the Ely Grange Estate. There is parking for up to three cars to the rear of the property from which a few steps lead down to the rear entrance. A wrought iron gate at the side leads round the house to the front garden and the entrance porch. The well-stocked, mature front garden is a particular feature of the property and is mostly laid to lawn. It is fenced to one side boundary with close-boarded timber and by mixed hedging to the other boundaries providing a good level of privacy from the drive. The borders are planted for seasonal colour and texture, adding structure and interest to the garden. There is a garden shed at the bottom of the garden.





## SITUATION

West Vale is located on the private Ely Grange Estate, on the edge of the sought-after village of Frant, a quintessential English village with a cricket green as its focal point. The village has an active community with amenities including a convenience store with post office, part-time GP surgery, coffee shop, hairdressers, two character pubs and a church, all within a few hundred yards. More comprehensive facilities are available in Tunbridge Wells (about 2.3 miles), Wadhurst (about 4 miles) and Crowborough (about 7 miles).

**State and private schools:** Frant has its own well-regarded Church of England primary school. Other state and private schools in the area include Mark Cross CE primary school, preparatories in Tunbridge Wells, Five Ashes, Stonegate and Langton Green. Wadhurst, Crowborough and Heathfield have community colleges and there are independent senior schools in Mayfield, Tonbridge and Eastbourne.

**Mainline rail:** Frant Station, at Bells Yew Green (about 1.4 miles), with services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Tunbridge Wells (about 2.7 miles) is a little further up the same line and Crowborough (at Jarvis Brook, about 6.7 miles), offers services to London Bridge.

**Communications:** The M25 can be accessed via the A21 just north of Tunbridge Wells linking to other motorway networks and providing access to Gatwick and Heathrow airports and the Channel Tunnel.

**Directions:** From Tunbridge Wells head south on the A267 towards Eastbourne. After approximately 2.4 miles, turn left onto The Green, drive past the post office and store on your left and carry on to Bells Yew Green Road. The entrance to the Ely Grange Estate can be found just around the corner on the left hand side and West Vale is the first house on the left.

**Services:** Mains gas-fired central heating. Mains electricity and water. Private drainage.

**Outgoings:** Wealden District Council: 01323 443322. Tax band F.

## Agents' Note

There is a small service charge paid to the Ely Grange Management company, details of which can be obtained from our office.

## 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.



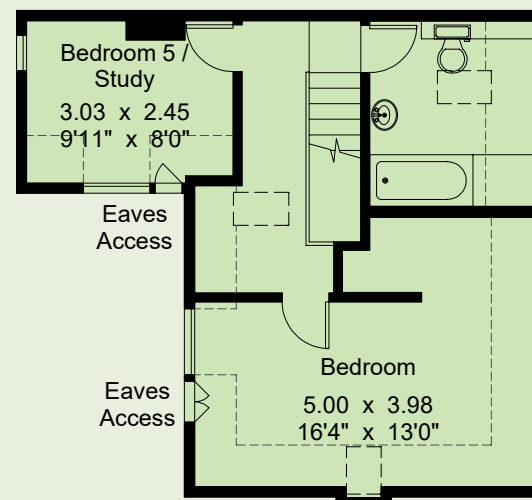
# West Vale, Ely Grange, Frant

Gross internal area (approx.)

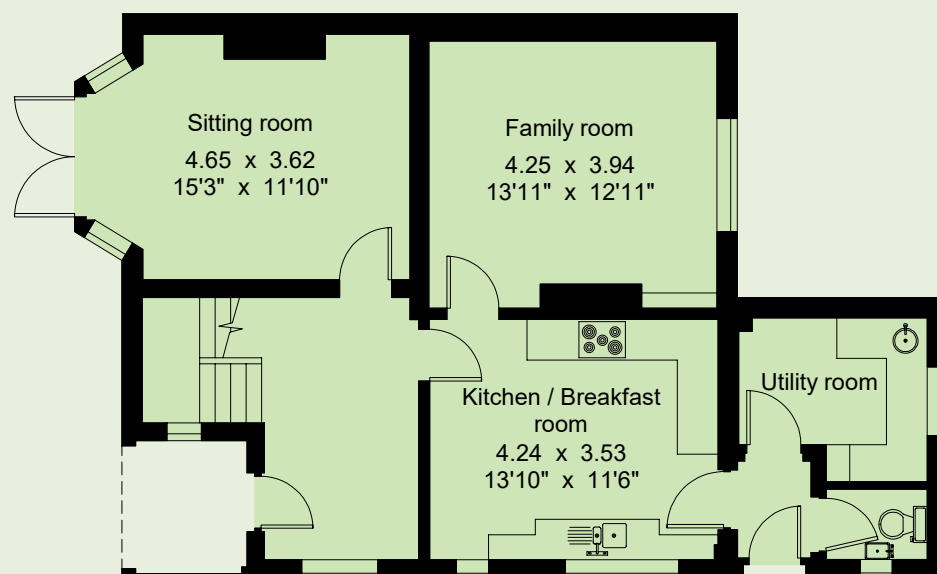
House - 173.0 sq m (1862 sq ft)

For identification only - Not to scale

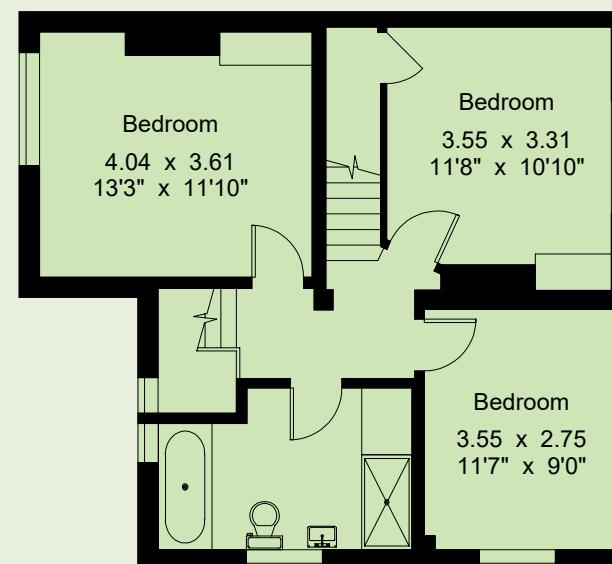
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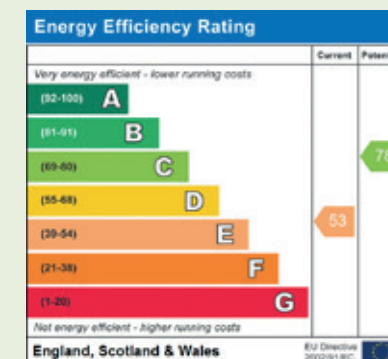
Second floor



Ground floor



First floor



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