

Huntsmoor, Wadhurst, East Sussex

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# A handsome country house, with wonderful south-facing gardens and grounds.

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## Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Study | Utility room

Principal bedroom suite with en suite bathroom | Two further bedroom suites with bathroom | Two bedroom suites with en suite bathroom and dressing rooms | Further bedroom

Tennis court | Garden stores | Hartley Bontanic Greenhouse | Garaging | Well-presented gardens

## Distances

Wadhurst 2.4 miles, Lamberhurst 2.8 miles, Tunbridge Wells 6 miles, Sevenoaks 18 miles, Central London 51 miles,

Tunbridge Wells station 5.7 miles (London Charing cross for 55 minutes), Frant Station 3 miles (London Charing cross from 59 minutes)

(All distances and times are approximate)



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## Situation

Huntsmoor is an attractive family house situated in an idyllic rural location, close to Bewl Water, between Wadhurst and Lamberhurst. Wadhurst village provides good shopping and local facilities including restaurants, parish church, private and state primary and secondary schools. The larger centre of Tunbridge Wells offers a comprehensive range of shopping, recreational and cultural amenities including restaurants, theatres and a cinema complex.

There are mainline stations at Wadhurst and Frant (Bells Yew Green) with regular commuter services to London Bridge/Charing Cross. The A21 at Lamberhurst provides connections to the M25 motorway network for the Channel Tunnel, ferry ports and the Eurostar rail terminal at Ashford.

There is a good selection of highly regarded schools in the area in both the state and private sectors including Mayfield School, Holmewood House Preparatory School at Langton Green, Marlborough House at Hawkhurst and Vinehall at Robertsbridge. There are also girls and boys grammar schools available at Tunbridge Wells and Tonbridge, state and private schools in Wadhurst, and local primary schools at Ticehurst and Stonegate.

Sporting facilities in the area include golf at Ticehurst, Lamberhurst, Rotherfield, Tunbridge Wells and the Royal Ashdown at Forest Row; Racing at Lingfield, Plumpton and Brighton; sailing and water sports at nearby Bewl Water and on the south coast.

## Huntsmoor

Huntsmoor is an exceptional Georgian style house, built in circa 2010 by local developers Langdeer Homes to a very high standard - it is ideal for modern family living. The accommodation extends to over 4,500 sq ft arranged over three floors, with the space being well-balanced between formal and informal living areas.

The quality is very evident incorporating the feature staircase and wealth of oak work and panelling and large domed windows.

A smart entrance hall leads to a series of reception rooms such as the spacious dining room, and drawing room which provides direct access out to the gardens. The principal rooms are light and bright and feature high ceiling heights and an impressive fireplace.

The large bespoke Stoneham kitchen is the focal point of the house being well equipped, with a central work island and fitted Miele appliances including multiple hobs, ovens, coffee machine and wine fridge. There is also a generous dining area with dual aspect windows that fill the room with light and give glorious views over the garden. A very generous utility room is also conveniently located off the kitchen and leads directly on to the drive.

The bedroom accommodation is arranged over the first and second floors. There is an impressively vast double aspect principal suite with views over the gardens, built-in storage and an en suite bathroom. There is a double bedroom next door that could easily be added as a dressing area. Situated off the large landing there are two further bedroom suites on the first floor.







The second floor provides versatile space, currently arranged with two further bedroom suites complete with en suite bathrooms and dressing areas. Plumbing has been allowed for the installation of a kitchenette in one suite, ideal for staff or staying guests.

All of the bedrooms are of a consistently good size and there is ample storage throughout the property.





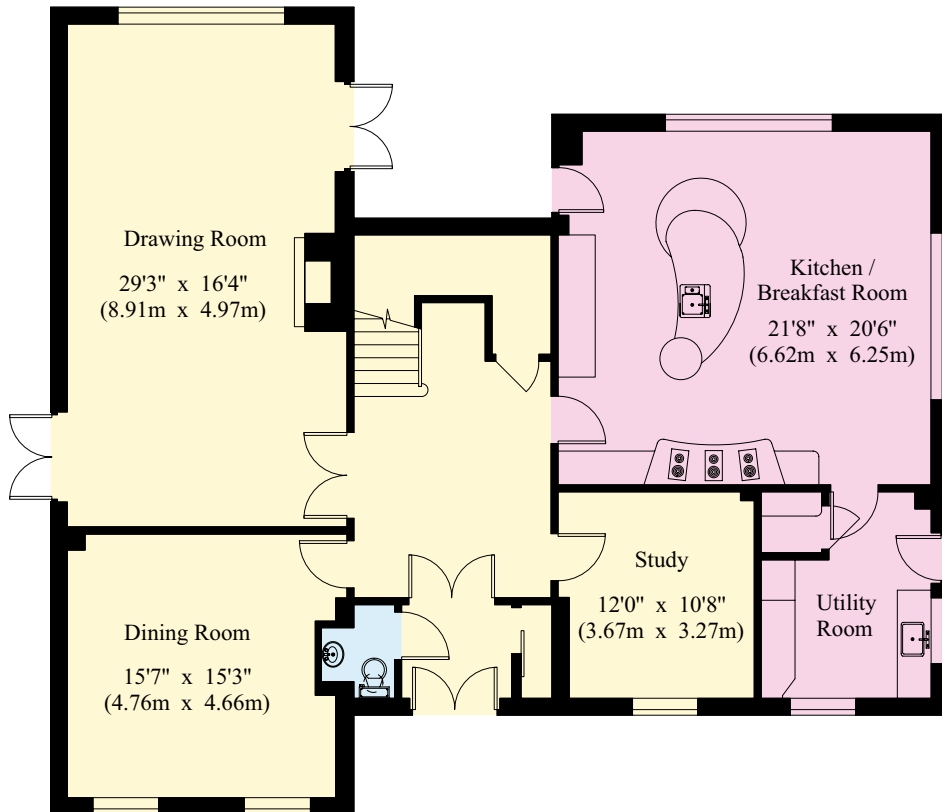
**Approximate Gross Internal Floor Area**

**House: 421.7 sq m (4,539 sq ft)**

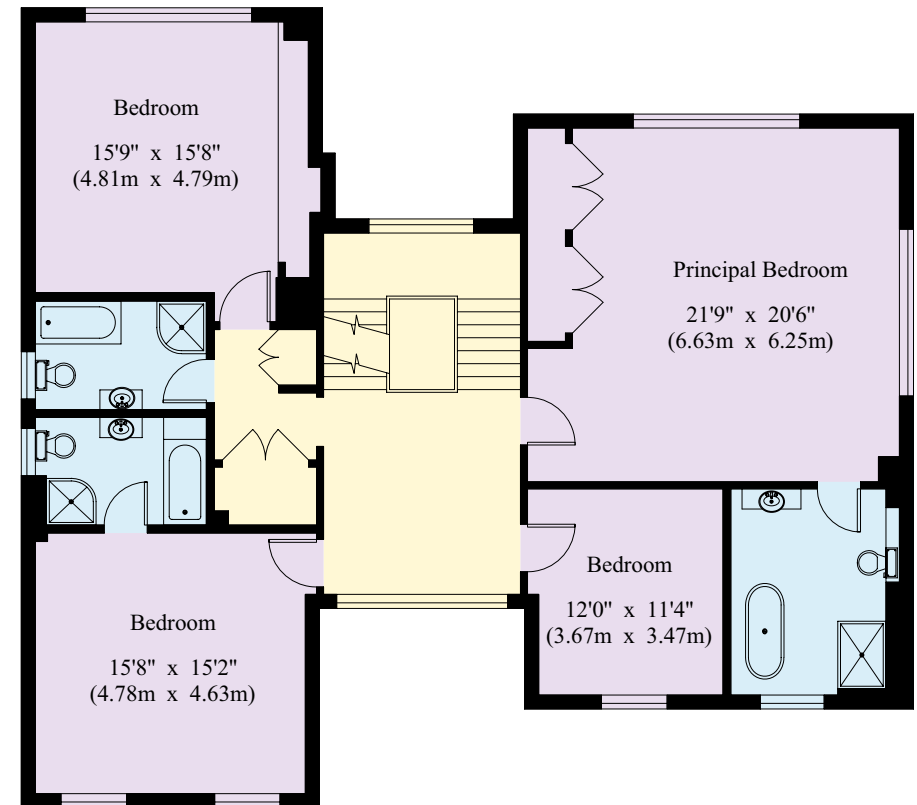
**Garage: 104.3 sq m (1,122 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

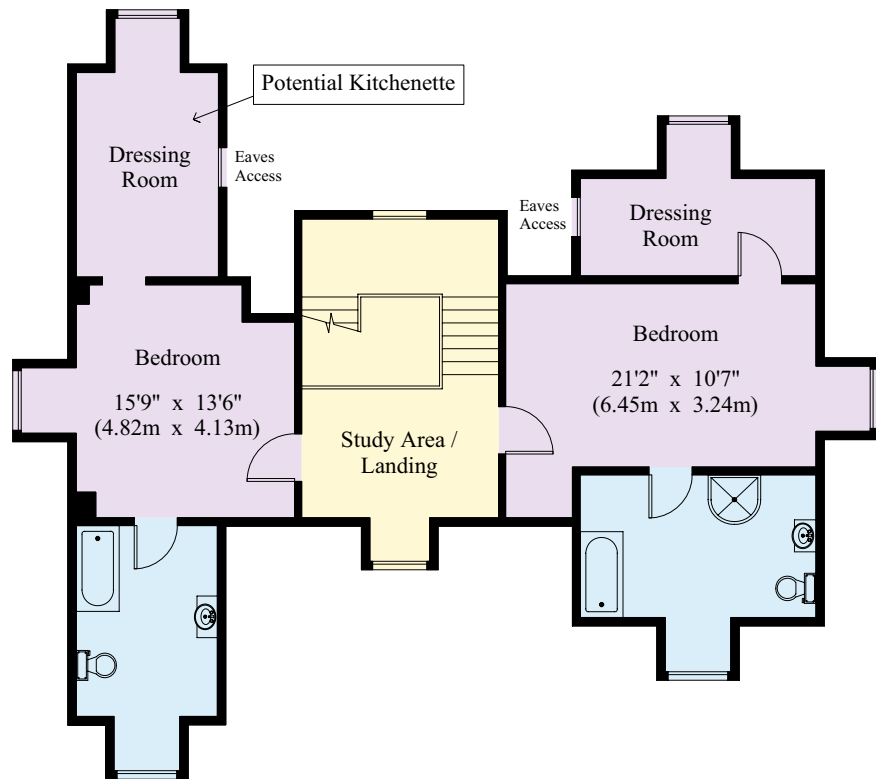


**Ground Floor**



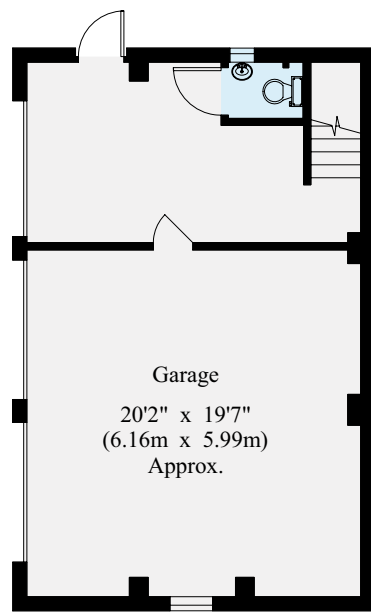
**First Floor**





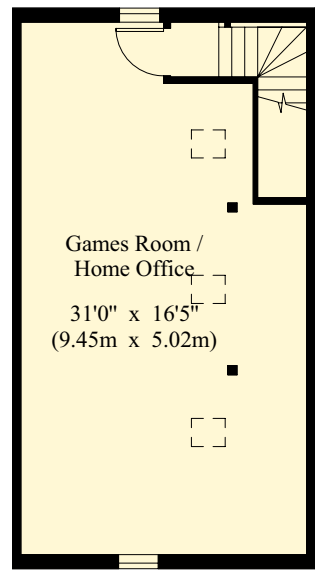
Second Floor

### Garage



Ground Floor

----- Restricted Height



First Floor



## Gardens and grounds

The private south westerly facing garden is an important feature of Huntsmoor, extending the width of the property and to approximately 1.2 acres. The flat garden has so much usable lawn area. Wrapping around the rear of the property is a paved area that connects the garden to the house extremely well and provides an excellent setting for al fresco dining. Beyond the formal garden is the tennis court.

Approached via double gates and a driveway, Huntsmoor has ample parking for several cars, as well as a triple bay garage with electric doors. On the first floor of the garage building is a versatile space that could be used for a number of uses, and is currently set up as a gym area.



## Services

We are advised by our clients that the property has mains water, electricity, private drainage and oil-fired central heating via underfloor heating and radiators. There is a rainwater harvester and air heat recovery system in place. Fibre to premises broadband with an estimated upload speed of 110 Mbps and download speed of 900 Mbps.

## Local Authority

Wealden District Council – Tel. 01892 653311

Council Tax: Band H

## EPC rating

C



## Planning

Planning permission has previously been obtained for a swimming pool.

## Directions (TN5 6QT)

From Tunbridge Wells, head south on Frant Road (A267). At The Bull pub, before the speed camera, turn left on to Birling Road. At the end of Birling Road, at the junction with Forest Road, continue straight over on to Bayham Road (B2169). Follow this road, passing through Bells Yew Green and Frant Station. After about 1.2 miles, turn right into Bartley Mill Road (signposted Cousley Wood). Continue on this road, bearing left to merge into Sleeper Stile Road, taking the second right where the property will be found on the right-hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs dated March 2022.

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