



Gate House, Woods Green, Wadhurst, East Sussex



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A magnificent Grade II listed period house offering elegant and characterful accommodation as well as stunning gardens and grounds and fantastic views over the surrounding countryside. The house occupies a delightful position, close to amenities of the popular villages of Wadhurst and Mayfield.

Wadhurst village 1.2 miles. Wadhurst station 1.6 miles (London Bridge from 54 minutes). A21 - 3.3 miles. Tunbridge Wells 6.6 miles (London Bridge from 45 minutes). Mayfield 7.5 miles. M25(J5) 21 miles. Gatwick airport 29 miles. London 48 miles. (All times and distances approximate).



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311.

Council tax band: G

Services: Mains water and electricity. Gas heating. Mains drainage.







A beautifully refurbished home providing elegant and well-proportioned accommodation as well as stunning gardens.









The Property

Gate House is a magnificent Grade II listed Wealden farmhouse offering characterful and substantial family accommodation totalling about 3924 sq ft. The beautifully presented property is believed to have origins dating back to the 16th century and is of timber framed construction under a hipped tiled roof. The current owners have refurbished the property to a high standard, yet have retained the period character with features such as exposed beams and timbers, brickwork, fireplaces and leaded light windows. The property now offers well-proportioned and elegant accommodation, arranged over four floors, and provides the perfect blend of period character with modern day convenience.

The front door opens into a spacious and welcoming entrance hall with exposed beams, a fabulous fireplace with canopy over and a cloakroom/w.c. off. To one side is the formal dining room which has beautiful wood panelling to two walls. The impressive triple aspect drawing room is full of character with a large inglenook fireplace at one end. The opposite end of the room has a fabulous vaulted ceiling and French doors opening out to the side terrace and gardens.

To the rear of the house there is a double aspect sitting/breakfast room with a door leading through to the wonderful kitchen/breakfast room. The bespoke kitchen by Woodwork includes a range of fitted cupboards with integrated appliances, an Aga, central island with breakfast bar and tiled flooring. Off the kitchen there is a utility room with door to the side and steps leading down to wine cellar. The kitchen and utility room benefit from underfloor heating.

On the first floor, the landing has a wealth of exposed beams and timbers and gives access to four double bedrooms and the family bathroom. The principal bedroom is triple aspect and benefits from a beautifully appointed en suite bathroom. Stairs lead up to the second floor which provides a further double bedroom with storage cupboards and en suite shower room. There is also a large attic room providing useful storage.

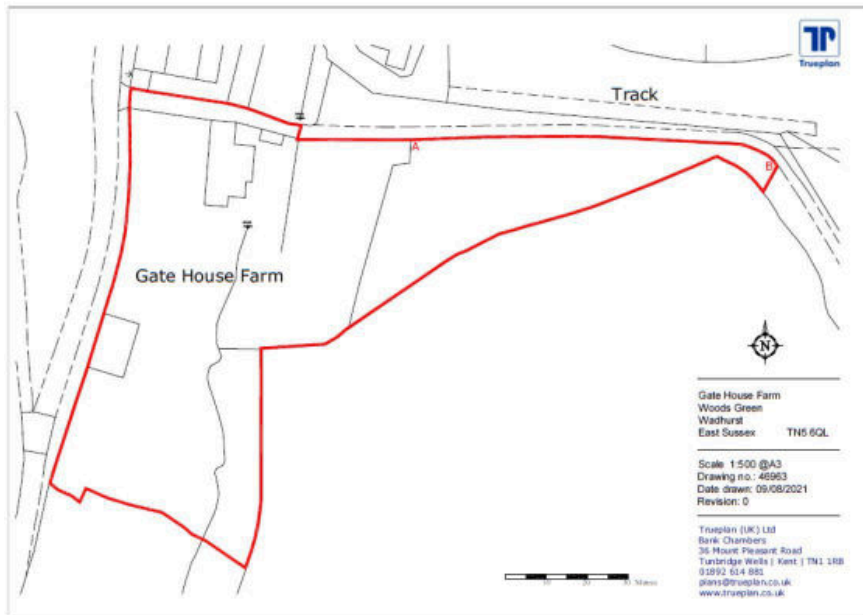




Gardens and Grounds

The house is approached via a gated entrance over a private gravel driveway leading to the detached triple garage which provides two closed and one open garages. The garage is heated and thermostatically controlled and also has an attached garden store. A paved pathway leads to the house with a further pathway providing pedestrian access to the front. To the right of the driveway, the lawn leads down to a small wooden bridge over an attractive pond, overlooked by a sheltered terrace area.

The stunning and beautifully maintained gardens surround the house on three sides and are a particular feature of the property as well as enjoying fantastic views over the surrounding rolling Sussex countryside. They include sweeping lawns with topiary trees and bushes as well as a multitude of mature trees, bushes and shrubs. To the side of the house, the paved terrace provides the perfect space for entertaining and al fresco dining, while enjoying the views over the gardens. To the rear, there is an area of lawn and a detached outbuilding providing a laundry room and a wood store. From the lawn, steps lead to an upper lawned area with a firepit and fixed bench seating. A gate leads through to a field, narrowing at one end, and in all the property extends to about 1.8 acres.







Situation

The property occupies a delightful setting in the hamlet of Woods Green, within the High Weald Area of Outstanding Natural Beauty and close to the popular villages of Wadhurst and Mayfield. Wadhurst has recently been named by the Sunday Times as the 'Best Place to Live in the UK 2023' and is well served with shops and amenities for everyday needs as well as a mainline station (within a 5 minute drive) providing an excellent commuter service to London. The pretty 16th century village of Mayfield also provides a good range of local shops, post office, bank and pubs. A more comprehensive range of shopping, recreational and cultural amenities are available at Tunbridge Wells. There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge. Leisure amenities in the vicinity include golf at a number of courses such as Dale Hill at Ticehurst, The Nevill at Tunbridge Wells and the Royal Ashdown Forest in Forest Row; walking and riding in the surrounding countryside; sailing and water sports at Bewl Water and on the south coast.

Directions (TN5 6QL)

From Wadhurst: From the junction of Station Road and High Street (B2099) in the centre of Wadhurst, proceed on Sparrows Green Road, passing the Primary School (signposted B2100 Lamberhurst). At the small triangle of grass and post box, turn left onto South View Road. After 0.2 of a mile, turn right onto Osmers Hill. Continue for 0.3 of a mile and Gate House will be found on the right-hand side.

From Tunbridge Wells: Head south on the A267 Frant Road passing Frant Station and through Bells Yew Green. After about 1.2 miles, turn right onto Bartley Mill Road (signposted Cousley Wood). Continue on this road for about 1.5 miles, then turn right onto 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 found on the left-hand side.



Approximate Gross Internal Floor Area

House: 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



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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