

Linkhurst, Stonegate, Wadhurst, East Sussex





Linkhurst, Station Road, Stonegate, Wadhurst

A most attractive Edwardian property offering elegant and substantial family accommodation as well as stunning gardens, paddocks and fabulous views over the surrounding countryside. The property is located in a popular location, close to sought-after villages of Ticehurst and Wadhurst, close to amenities and mainline stations.

Stonegate station 0.7 miles (London Bridge from 62 minutes).
Ticehurst 2.6 miles. Wadhurst 3.1 miles. Wadhurst station 4.6 miles (London Bridge from 53 minutes). Tunbridge Wells 10 miles (London Bridge from 44 minutes). Rye 21.2 miles. Gatwick airport 32.4 miles. London 55 miles. (All times and distances approximate).



Tenure: Freehold

Local authority: Rother District Council, Tel. 01424 787 000

Council tax band: G









The Property

Linkhurst is a most attractive, unlisted double fronted Edwardian property which offers elegant accommodation as well as stunning gardens and fabulous views over the surrounding countryside. The substantial and beautifully presented accommodation, which totals approximately 4879 sq ft and is arranged over three floors, perfectly blends period character with modern day convenience.

The front door opens into a reception hall which gives access to the formal reception rooms. At the front, the impressive double aspect drawing room has bay windows to the front and side, one with a charming window seat. The sitting room also has a bay window to the front and a door leading through to an inner hall with a useful boot room and utility room off as well as a door to the side. At the rear of the house there is also a study with doors leading through to a conservatory which has two sets of double doors opening out to the stunning gardens.

The fantastic kitchen/dining room is a particular feature of the house and has sliding doors along one wall, opening onto the large paved terrace and gardens, creating a perfect entertaining space. The well-appointed kitchen has a range of fitted cupboards, a large central island with breakfast bar and a vaulted ceiling with beautiful dormer windows. Two steps lead down to the dining room, which also has a vaulted ceiling with dormer windows, as well as wood flooring, wood panelling and a wonderful window seat. From the dining room, stairs lead up to a first floor study. A rear hallway has a shower room off and leads to a double aspect games room/bedroom with French doors opening out to the gardens. This area offers great flexibility for different uses and the potential to create an annexe, if a buyer required.

From the main reception hall, stairs lead up to the first floor landing giving access to three bedrooms and a family bathroom. The principal bedroom has a bay window overlooking the side as well as a beautifully appointed en suite bathroom with a free standing bath, a window to the rear and an attractive bay window to the side. There are three further bedrooms on the second floor as well as a shower room.





Beautifully presented family accommodation, overlooking stunning gardens and surrounding countryside.



Gardens and Grounds

The house is approached over a gravelled driveway, via a five bar gated entrance, leading to a parking area at the front of the house. A further gated driveway leads to the garage with an attached garden store. The stunning gardens and grounds surrounding the house are beautifully maintained and are laid to lawn with a multitude of mature trees, shrubs and plants. To the rear of the house, the large paved terrace has a pergola covered seating area to one end. The lawned gardens lead on to an enclosed all-weather tennis court and a heated swimming pool with a decked surround. Beyond the gardens there are two paddocks, ponds and an area of woodland. There is also a tractor store and in all the property extends to about 5.86 acres.

Services

Mains water and electricity. Oil-fired heating for house. Solar panels for hot water and supplementary heating. Air source heat pump for swimming pool. Private drainage.





Situation

The property is situated within the High Weald Area of Outstanding Natural Beauty and close to Ticehurst village which offers a range of local amenities and shops including a post office, village store, public house and parish church. The nearby larger village of Wadhurst is well served with shops and amenities for everyday needs. Tunbridge Wells is within striking distance and boasts a comprehensive range of shops, restaurants and leisure facilities as well as a mainline station. Communications in the area are good with the A21 (about 4 miles away) giving access to the M25 and national motorway network. Mainline stations are available at nearby Stonegate (less than a mile away) as well as Wadhurst and Etchingham with journey times to London in around an hour, and at Tunbridge Wells with a journey time to London Bridge from 44 minutes.

There is a good choice of schooling in both the state and private sectors including St Leonards (girls) at Mayfield, Holmewood House Preparatory at Langton Green, Vine Hall at Robertsbridge, St Ronans and Marlborough House at Hawkhurst, Benenden, and Uplands Community College in Wadhurst. There are also public schools at Tonbridge and Sevenoaks as well as primary schools in Stonegate, Wadhurst, Ticehurst and Burwash. Leisure facilities in the area include golf at Dale Hill, Lamberhurst, Tunbridge Wells, Hawkhurst, Chart Hills and the East Sussex National; sailing and water sports are available at Bewl Water and on the south coast; walking and riding in the surrounding countryside and at Bedgebury Pinetum.

Directions (TN5 7EP)

From the centre of Wadhurst, proceed in a south easterly direction on the High Street/ B2099 towards Ticehurst. After approximately 1 mile, at the small triangle of grass, turn right onto Stonegate Road (signposted Burwash Common/Stonegate). Continue on this road, which becomes Bardown Road, for 1.6 miles. On reaching Stonegate, continue straight ahead, onto Station Road, for 0.4 of a mile and the gravelled entrance driveway to Linkhurst will be found on the right-hand side with a nameplate (a short distance after Linkhurst Cottage).

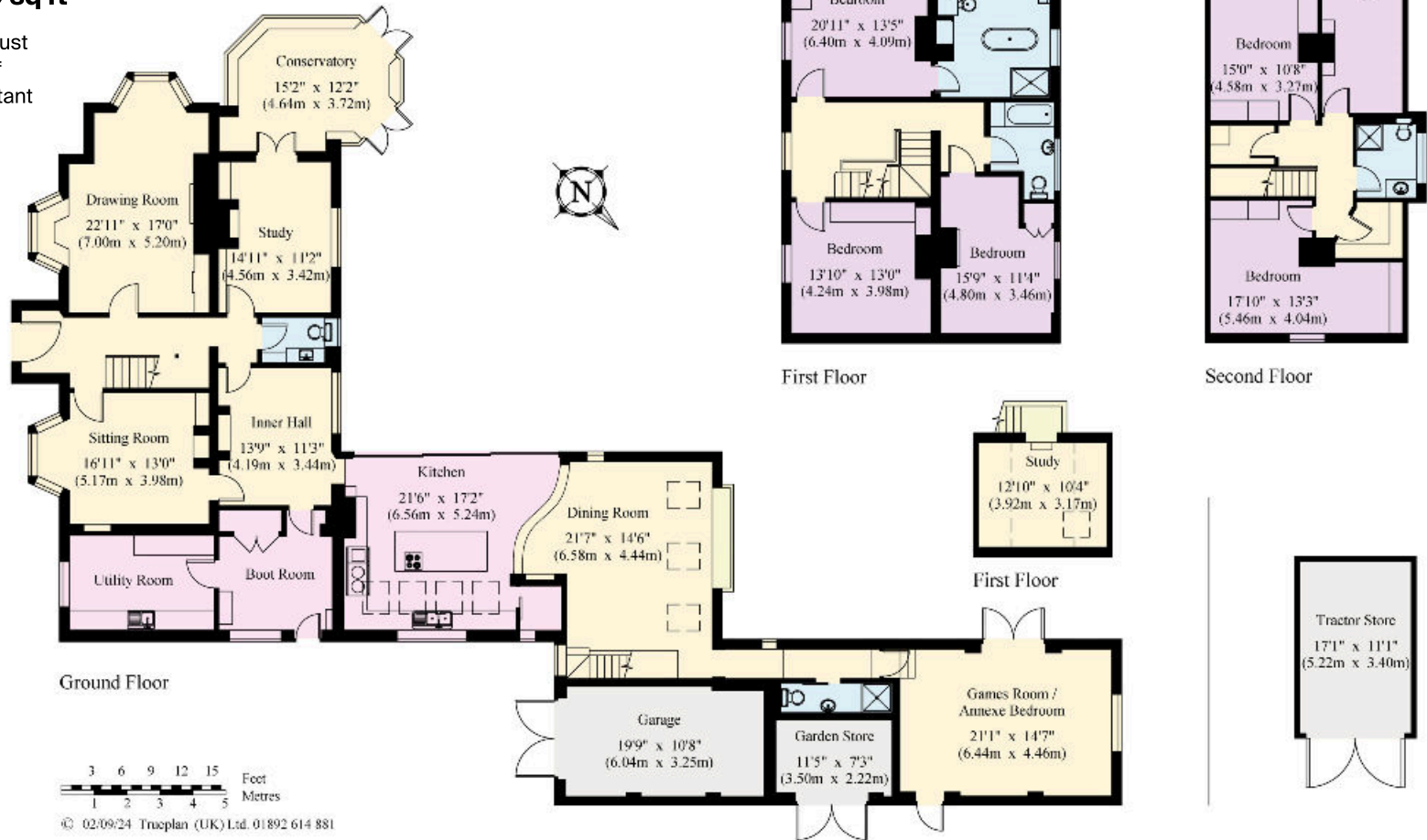
Approximate Gross Internal Floor Area

House: 453.4 sq m / 4879 sq ft (including garage & garden store)

Tractor store: 17.7 sq m / 190 sq ft

TOTAL: 471.1 sq m / 5069 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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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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