



West Riseden, Tidebrook, Wadhurst, East Sussex



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An outstanding attached Victorian family residence, on the edge of the popular Wealden village of Wadhurst, offering flexible accommodation as well as a detached double garage, stunning gardens and grounds, swimming pool and Gabriel Ash plant house. In all about 0.39 acres.

Wadhurst station 2.5 miles (London Bridge from 54 minutes).
Mayfield 2.8 miles. A21 - 5.5 miles. Tunbridge Wells 8 miles
(London Bridge from 44 minutes). M25(J5) 21 miles. Gatwick
airport 30 miles. London 54 miles. (All times and distances
approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: F

Services: Mains water and electricity. Oil-fired heating. Private drainage.





Beautifully presented family accommodation, wonderful landscaped gardens and fabulous countryside views.



The Property

West Riseden is a perfect example of a classic Victorian family residence, dating back to 1886, and was the main house on the original Riseden Estate.

The property was divided many years ago and is attached front to back with Riseden.

The current owners have completely refurbished and improved West Riseden to a very high standard. It is immaculately presented and incorporates the very best fixtures and appliances including Bulthaup kitchen, Gaggenau appliances, a Sonos sound system in entertaining areas of the house and on the second floor, and beautiful wooden floors in the reception rooms.

The property also retains many period features including high ceilings, impressive sash windows and French doors leading out to a terrace on the ground floor and a roof terrace on the second floor.

Gardens and Grounds

The property is approached via an electronically operated gated entrance over a gravel driveway leading to a parking area and garage.

The immaculately kept gardens have been completely re-landscaped and are a particular feature. They have been divided into different sections and include lawned areas, well-stocked flower borders and mature hedging.

A path leads down to a heated swimming pool with a paved terrace surrounding. A further path leads down to an attractive secluded seating area and a wonderful Gabriel Ash plant house. In all the property extends to about 0.39 acres.





Situation

West Riseden occupies a delightful setting within the small hamlet of Tidebrook, close to the popular villages of Wadhurst and Mayfield. Wadhurst is well served with shops and amenities for everyday needs as well as a mainline station with a regular 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.

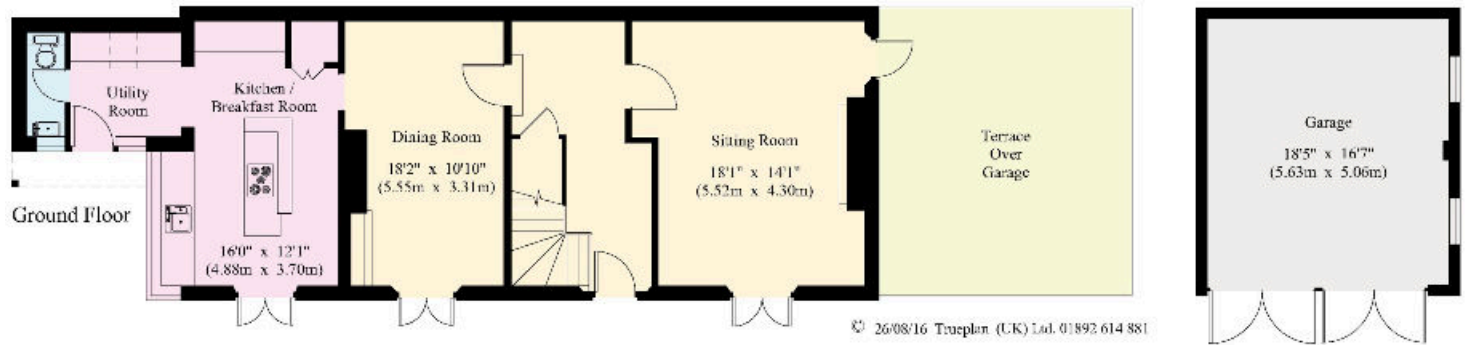
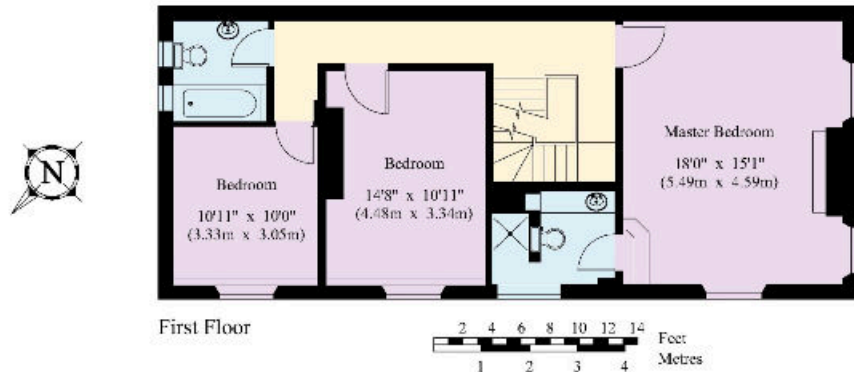
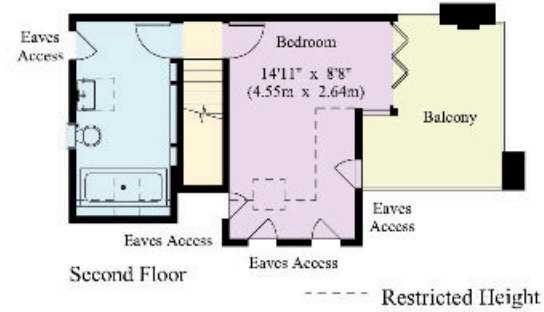
Directions (Postcode TN5 6PA)

From Wadhurst (Durgates), proceed along the B2100 Mayfield Lane towards Tidebrook/Mark Cross. At the junction, turn left onto Tidebrook Road. Continue along this road and down the hill, taking the sharp right-hand bend (which is still Tidebrook Road). The entrance to West Riseden will be found after a short distance on the left-hand side.



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Approximate Gross Internal Floor Area
House: 191.6 sq m / 2062 sq ft
Garage: 28.4 sq m / 305 sq ft
TOTAL: 220.0 sq m / 2367 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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