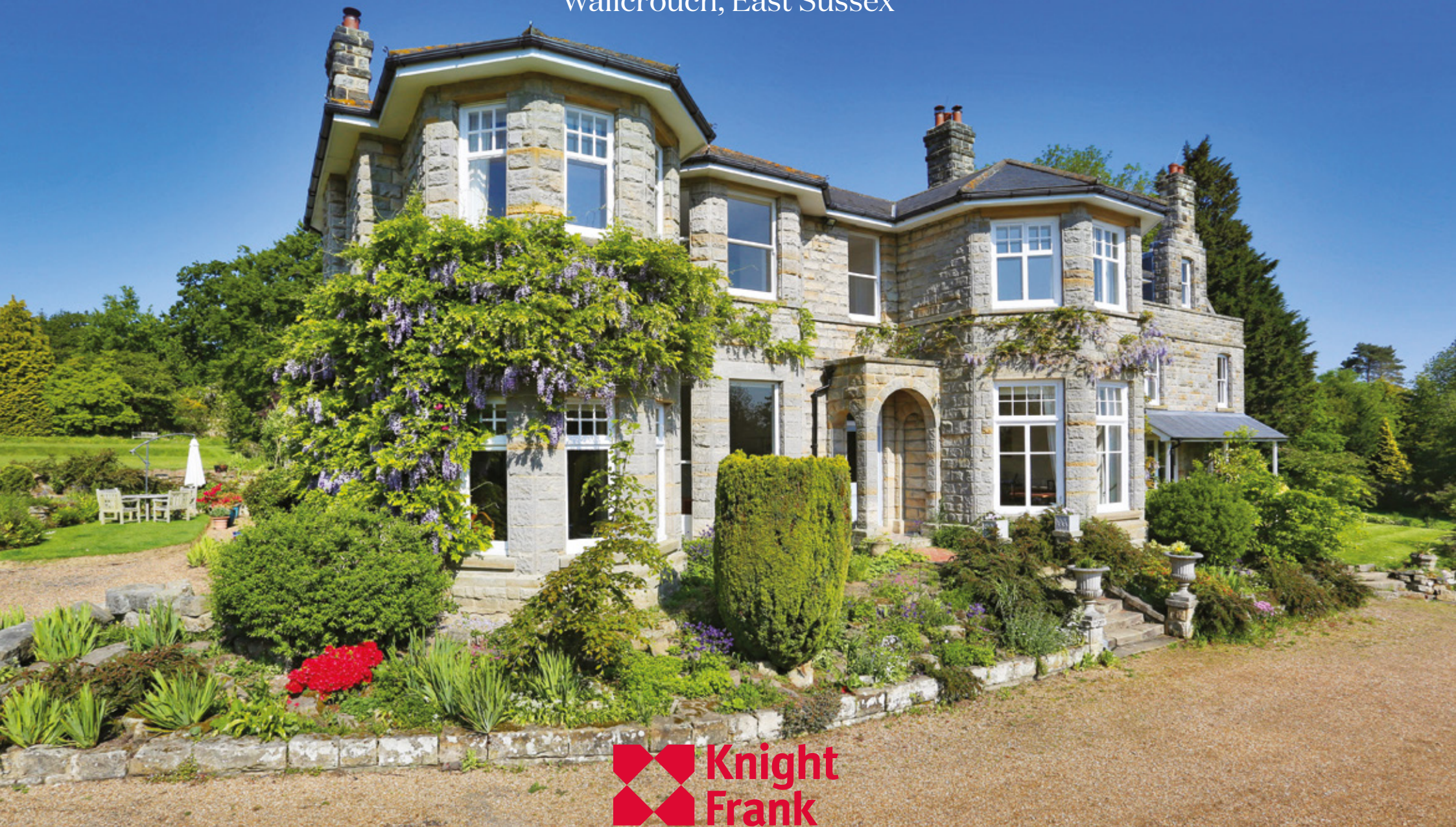


Newington House

Wallerough, East Sussex







Newington House

Tolhurst Lane, Wallcrouch, East Sussex

A magnificent stone built Victorian country house, situated in an exceptional setting near to Bewl Water.

Ticehurst High Street 1.5 miles, Stonegate Main Line Station 1.5 miles, Wadhurst High Street 2.5 miles, A21 3.5 miles, Wadhurst Main Line Station 4.5 miles, Royal Tunbridge Wells 9.5 miles, London 60 miles
(All distances are approximate)

Accommodation and amenities

Reception hall | Drawing room | Veranda | Billiard room | Dining room | Tv room | Study
Kitchen/breakfast room | Pantry | Utility room | Cloakroom | 2 WC's | Substantial cellars

Principal bedroom with en suite bathroom and separate dressing room

Five further bedrooms on this floor each with an en suite bathroom | Garden room/Office with Balcony

Seven further rooms and a bathroom on the second floor

Tennis court | Paddocks

In all about 8.2 acres

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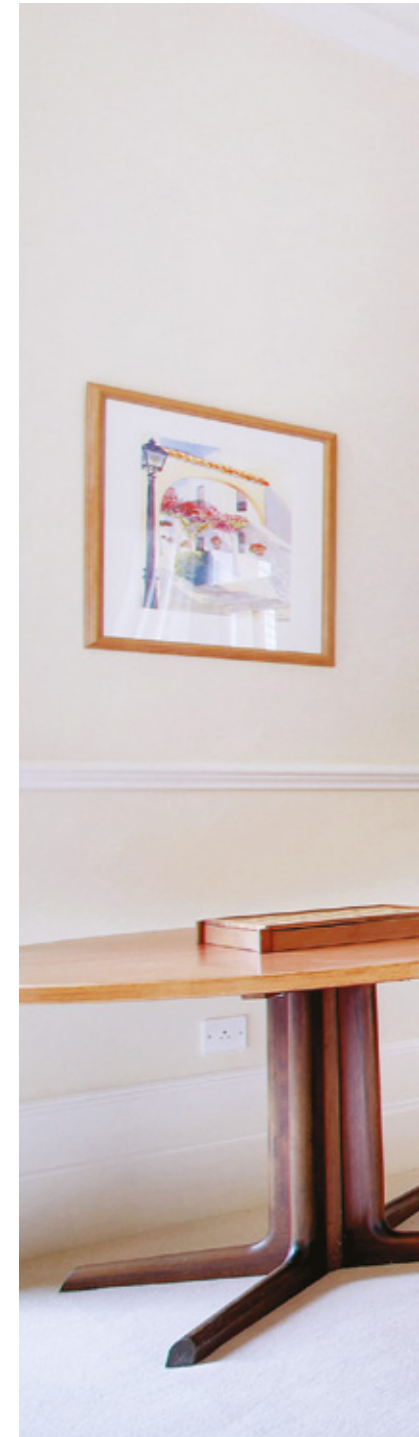
Situation

Newington House is approached via its own private sweeping gravel driveway accessed by electric gates and enjoys a quiet and unrivalled setting.

The hamlet of Wallcrouch lies between the two pretty villages of Wadhurst and Ticehurst, both of which offer a range of shopping, including greengrocer, chemist, butcher and mini markets. The larger centre of Royal Tunbridge Wells is about 9.5 miles away and offers a wide range of specialist shops and boutiques, theatre and art centre, sports and leisure facilities.

The area is renowned for the quality of schools in both the private and state sectors, including Marlborough House, St. Ronan's, Vinehall, Holmewood House, Kent College, Benenden, St. Leonards, Tonbridge and Sevenoaks. There are some excellent grammar schools in the area as well as state primary schools in both Ticehurst and Wadhurst, the latter also having a well regarded Community Technical College.

Leisure activities in the area include excellent riding and walking in the surrounding countryside, there are a large number of highly regarded local golf courses including Crowborough, Dale Hill, Royal Ashdown Forest, East Sussex National and Rye; sub aqua and fly fishing at Bewl Water, sailing at Bewl Water and the Sussex Coast. In addition there are two vibrant tennis clubs in Wadhurst and Mayfield.



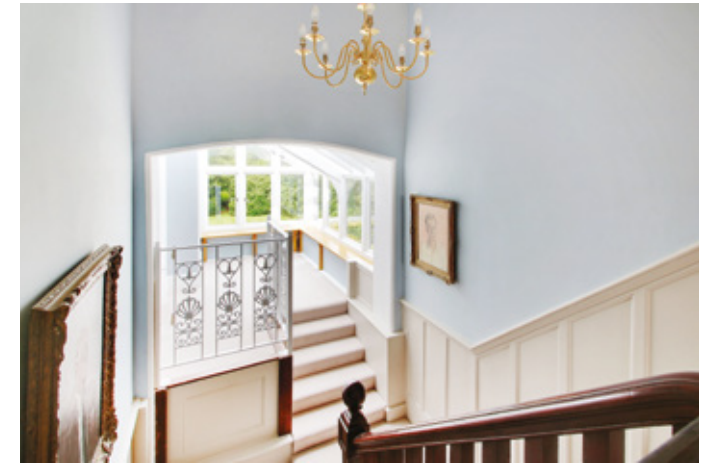


Newington House

Newington House was built in 1883 by Dr Newington. The house has quite striking sandstone elevations beneath a slate roof, and has been sympathetically restored by the present owners, being careful to retain much of the original character of the property.

Internally, the property offers some exceptional rooms including the superb double drawing room with incredible ceiling heights, stunning sash windows and intricate carving on the ceilings. The house is extremely light and bright throughout and offers versatile accommodation to support the needs of a growing family.











Outside

Newington House is approached over a quiet no-through country lane, and the property is access via electric gates.

The gardens and grounds fall away from the property giving a lovely vista over your own land. The formal gardens retain the original Victorian design and include a large number and variety of mature trees, shrubs, flowerbeds, a copse and a stand of poplars. There is a disused walled garden believed to have been the old vegetable garden, collection of ponds, two of which have waterfalls, tennis court and beautiful rockery close to the house which is awash with colour throughout the summer months. There is a substantial paddock with separate access from the lane and a building which could be used as stabling.

Services

The owners inform us that the property has mains gas, water, electricity and drainage.

EPC rating

D

Local authority

Rother District Council
Tel. 01424 787878

Fixtures and fittings

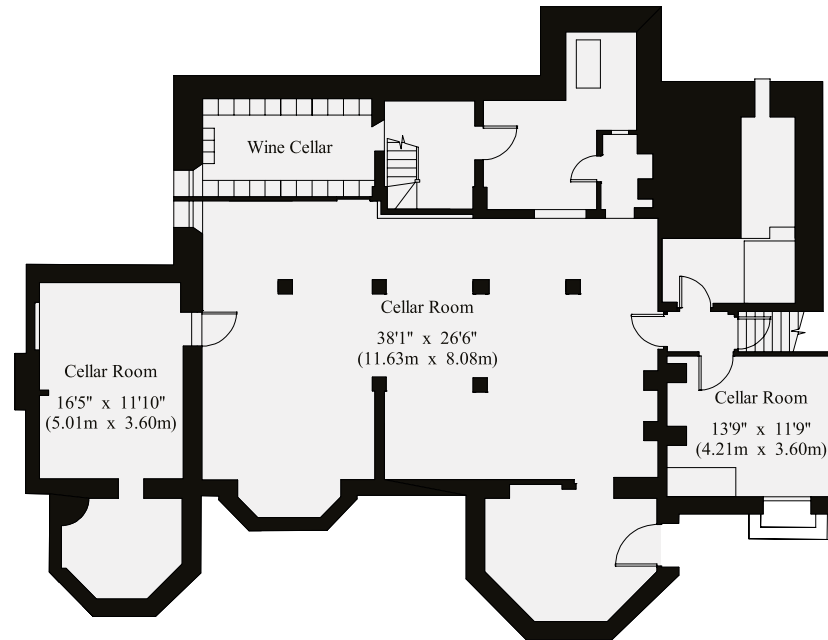
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



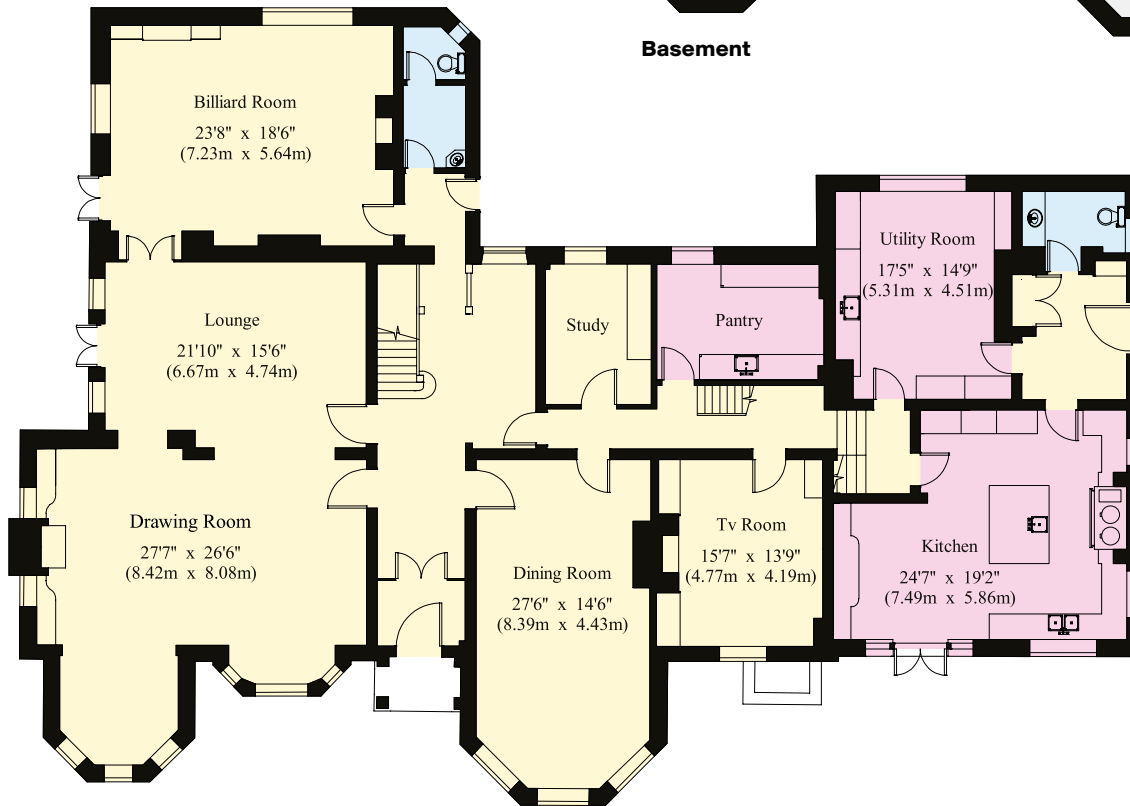
Approximate Gross Internal Floor Area

10,531 sq ft / 978.4 sq m

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.

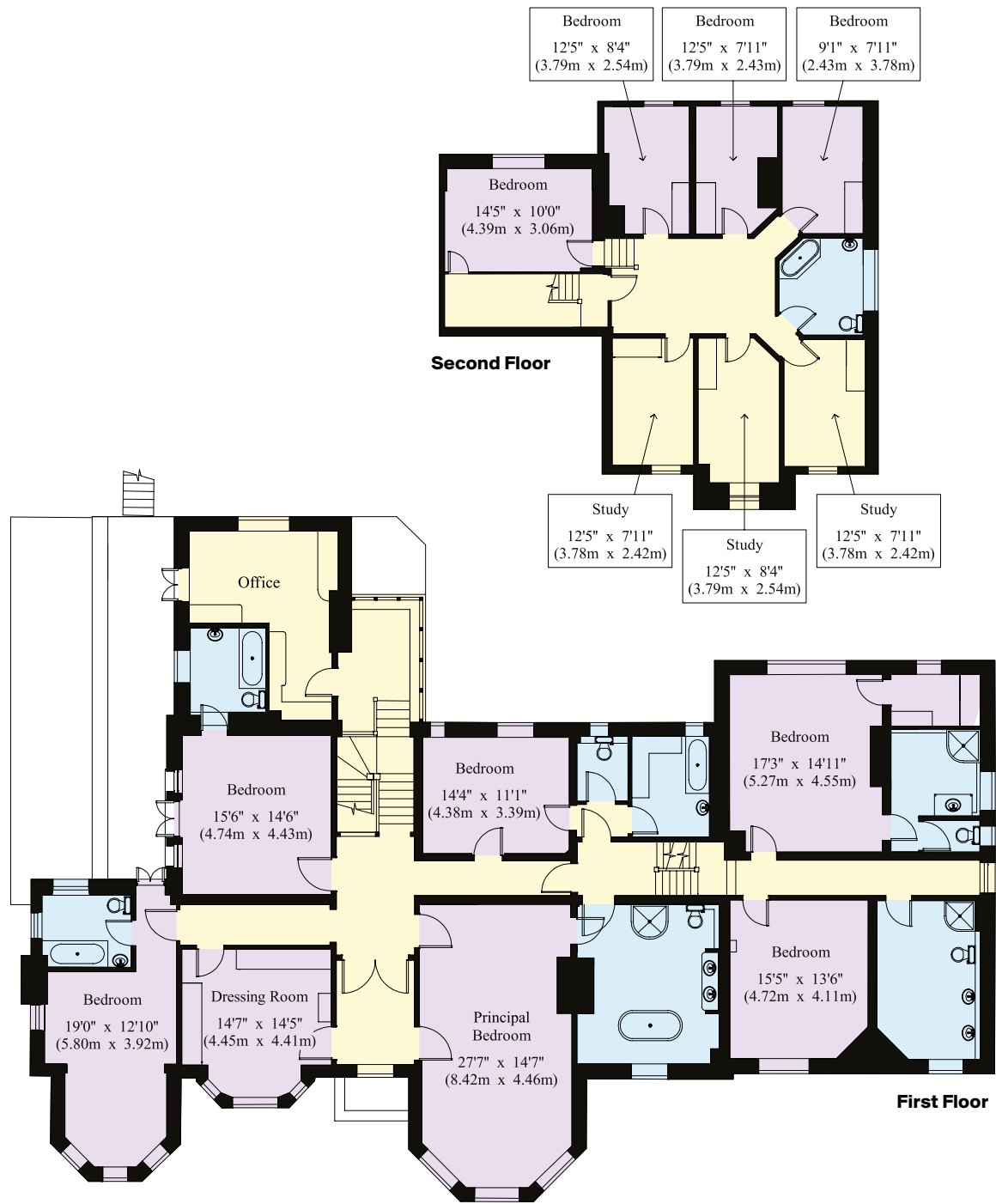


Basement



Ground Floor

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







Directions (TN5 7JG)

From Tunbridge Wells proceed south on the A267 to Frant. On leaving Frant, turn left on to the B2099 (Wadhurst Road) and continue through Wadhurst. After about 3 miles upon entering the hamlet of Wallcrouch, turn left into Tolhurst Lane opposite Twitten Cottages, and proceed down the lane and the electric gates will be straight in front of you.

Viewings

Strictly by prior appointment through the owners' sole agents.



Connecting people & property, perfectly.

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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