



Lawn House

Dewhurst Lane, Wadhurst, East Sussex, TN5 6QB

Batcheller
Monkhouse

Lawn House

A beautifully presented conversion located in a quiet semi-rural position with a detached 3 bedroom annexe, lovely gardens and views over the countryside.

- Entrance Hall
 - Dining Room
 - Drawing Room
 - Kitchen/Breakfast Room
 - Cloakroom
 - Utility Room and Boot Room
 - Family Room
 - 2 Ground Floor Bedrooms with En Suites
 - Large Landing Area
 - Master Bedroom with Dressing Room
 - Guest Bedroom with En Suite Shower Room
 - Family Bathroom
 - Attached Barn with scope for Conversion
 - Attractive wall enclosed Gardens
 - Driveway Providing Parking Area
- The Granary**
- 3 Bedrooms
 - Sitting Room
 - 2 Kitchens
 - 2 Bathrooms



AMENITIES

Located in a highly desirable quiet semi-rural position approximately 0.5 of a mile from Wadhurst mainline station with services to London Cannon Street and Charing Cross in about 1 hour. Wadhurst village is approximately 1.5 miles distant with a good choice of shops including supermarkets. Tunbridge Wells is approximately 5 miles distant and offers a more comprehensive range of shopping and leisure facilities at the historic Pantiles with its range of cafes and restaurants and the High Street with its choice of independent retailers and the Royal Victoria shopping centre. There is a good choice of schools in the area including Wadhurst Primary School, Uplands Community College, Sacred Heart, Mayfield Girls School and Bricklehurst Manor. Leisure facilities in the area include sailing and fishing at Bewl Water, golf at Lamberhurst or The Nevill in Tunbridge Wells and walking, horse riding and mountain biking at Bedgebury Pinetum and Ashdown Forest.

DESCRIPTION

Lawn House is a stylish conversion with lovely contemporary high ceilings along with scope for further conversion. The property has been beautifully refurbished and renovated and offers a mix of traditional and contemporary features with light and spacious rooms. The kitchen/breakfast room has been beautifully fitted with bi-fold doors onto an attractive walled courtyard and has underfloor heating. The kitchen is fitted with a large central island unit with marble worktop, electric Aga, wine fridge, electric oven and gas hob with attractive oak flooring giving access to the cloakroom, utility and boot room. The large drawing room has an open fireplace with a log burning stove and 2 windows enjoying views over the countryside and this opens into the dining room which has oak flooring. There is a separate family room with a log burning stove enjoying an outlook over the gardens. From the sitting room there is access to part of the original barn with scope for further conversion. Double doors lead out to the gardens. There are 2 bedrooms one with an en suite shower room and one with an en suite bathroom on the ground floor.

Stairs with a glass balustrade lead to a large first floor landing with space for a study area. The master bedroom has doors onto 2 small roof terraces with lovely views to the countryside and an adjoining large walk-in dressing room. The guest bedroom on this floor also has a small roof terrace with views over the gardens and an en suite shower room. The Granary offers self contained accommodation ideal for use as an annexe.





OUTSIDE

There is a parking area to the rear providing space for several vehicles. The gardens are an attractive feature of the property with a paved courtyard with roses and flower borders and the garden is principally wall enclosed with a large area of lawn with mature trees and shrubs.

DIRECTIONS

From Tunbridge Wells proceed south on the A267 through Frant and then turn left, signposted Wadhurst. Just after the railway bridge turn left into Dewhurst Lane and after 0.2 of a mile take the left hand fork and Lawn House will be found along on the right.

Additional Information:

Local Authority: Wealden District Council. 01323 443322
www.wealden.gov.uk

Services: Mains water, electricity and gas. No mains drainage. Private drainage. (Not checked or tested.)

Links www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number: ESX227439

EPC: EPC Ratings - Lawn House EPC To be advised and Granary EPC D

REGION £1,500,000 - £1,600,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle

01424 775577

battle@batchellermonkhouse.com

Haywards Heath

01444 453181

hh@batchellermonkhouse.com

Pulborough

01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells

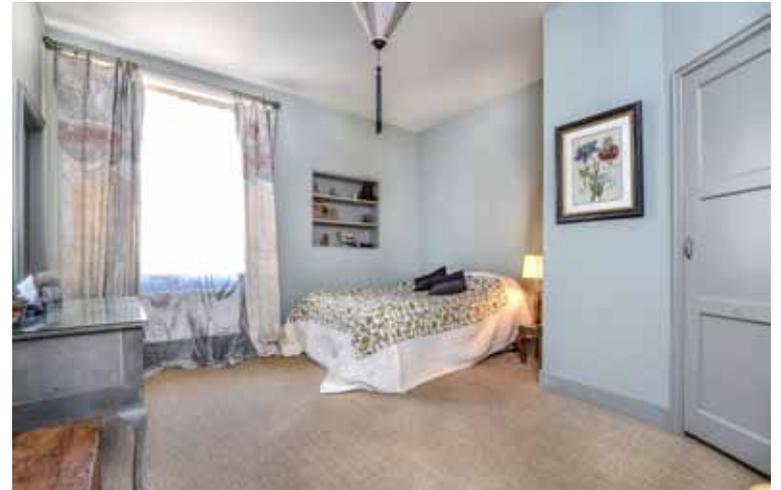
01892 512020

twells@batchellermonkhouse.com

London

Mayfair Office

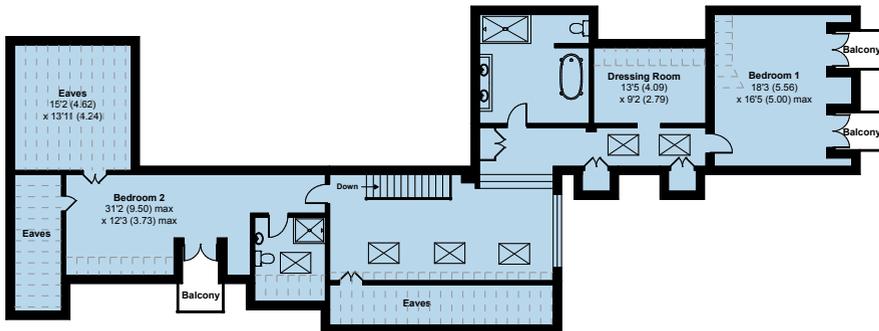
mayfair@batchellermonkhouse.com



Lawn House, Dewhurst Lane, Wadhurst, TN5 6QB

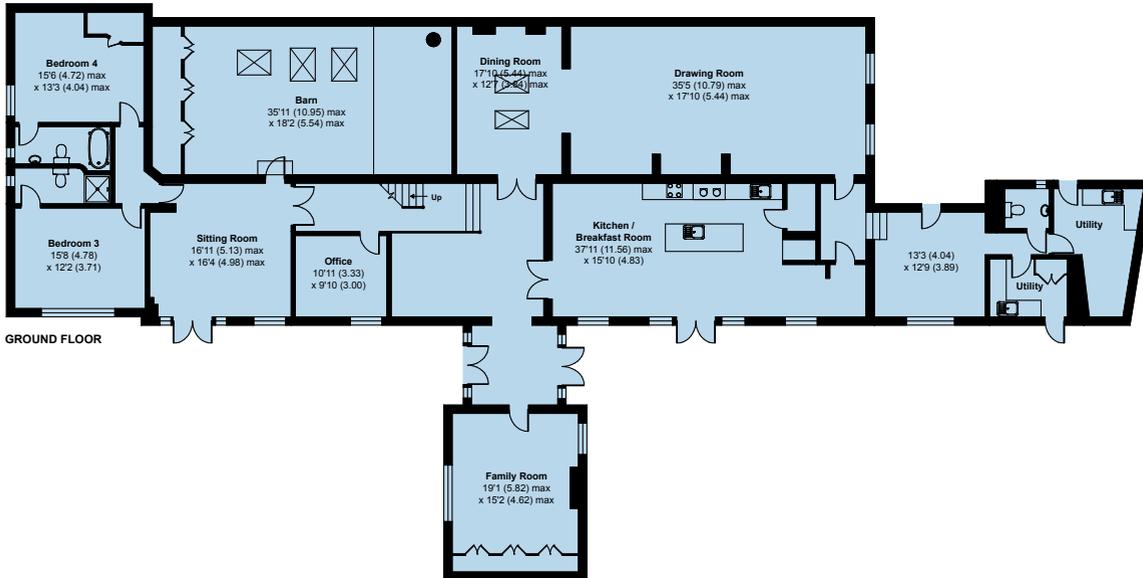
MAI HOUSE APPROX. GROSS INTERNAL FLOOR AREA 5801 SQ FT 538.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

GRANARY APPROX. GROSS INTERNAL FLOOR AREA 1298 SQ FT 120.6 SQ METRES

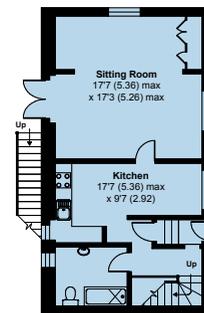


FIRST FLOOR

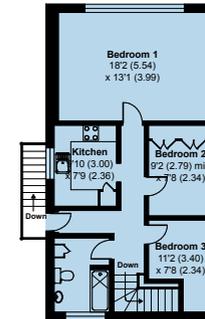
Denotes restricted head height



GROUND FLOOR



THE GRANARY GROUND FLOOR



THE GRANARY FIRST FLOOR

NOTE:

- Batcheller Monkhouse give notice that:
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
 2. The particulars do not constitute any part of a Contract;
 3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
 4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
 5. All measurements and distances are approximate;
 6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
 7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
 8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Batcheller Monkhouse REF : 262096

