



The Ballroom

2 Bruce Manor Close, Wadhurst, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spectacular split-level apartment within an impressive period building including the magnificent former ballroom

Originally commissioned as a grand country house for John the Bruce, a direct descendant of the Scottish royal family, the building retains its noble character while offering refined modern living. This architectural gem blends centuries-old craftsmanship with contemporary design in a truly unique setting.



**OPEN-PLAN
LIVING**



2/3 BEDROOMS



**2 EN SUITE
SHOWER
ROOMS + WC**



**PRIVATE
TERRACE
GARDEN**



**LARGE
COMMUNAL
GARDENS**



LEASEHOLD



SEMI RURAL



2504 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Set within 47 acres of private parkland and gardens exclusively for residents The Ballroom is a magnificent architecturally reimagined apartment forming a significant part of an impressive former country house in an enviable setting. The accommodation is predominantly on the ground floor with additional mezzanine level and splendid minstrel's gallery.

The living space is set in the former ballroom featuring a spectacular double-height, part-vaulted ceiling with much ornate plasterwork. The room incorporates hand-crafted oak panelling, two attractive fireplaces, an impressive bay window to the rear with lovely views and attractive herringbone flooring with underfloor heating. The kitchen is by Neptune and features solid wood cabinetry, polished quartz worktops, and integrated Siemens appliances.

The impressive mezzanine level gives additional versatile space with glazed balustrade over-looking the living area and could be utilised as further living

space, study/studio or as an occasional third bedroom.

The unique minstrel's gallery provides a wonderful addition to the living accommodation and could be utilised as a snug sitting room, reading area/library or music room and features impressive carved oak balustrade and detailing. Accessed by the original, intricately designed wrought iron spiral staircase which continues upwards to provide full-size loft access offering extensive storage.

Both bedrooms are of generous proportions and benefit from their own en suite shower rooms and bespoke fitted wardrobes with integrated storage, combining functionality with a luxury finish. In the principal en suite the bespoke Neptune vanity unit and Villeroy & Boch sanitaryware offer a particularly refined finish. There is also a separate cloakroom/wc which discreetly incorporates a utility area for laundry appliances and storage. Up to the minute tech includes CCTV, security alarm, smarthome integration and geo-enabled heating.







Outside

The property is approached by a private driveway through automated gates with intercom. There are two allocated parking spaces plus communal provision for visitor parking. To the rear of the apartment is a south facing, private Yorkstone terrace directly accessed from the main living space with six person hot tub, ideal for eating out and entertaining. A gate gives direct access to the private communal grounds which incorporate lawns, gardens and woodland amounting to approx. 47 acres providing an idyllic setting with beautiful walks.

Location

The property is set approximately 1.2 miles from the centre of Wadhurst village which provides a comprehensive range of local facilities including small supermarket, restaurants and cafes, independent retailers and a number of public houses. The outlying countryside provides lovely walking and cycling. Wadhurst Station provides direct services to London Charing Cross in approx. 50 mins.

Distances

- Wadhurst 1.2 miles
- Tunbridge Wells 7 miles

Nearby Stations

- Wadhurst Station 1.5 miles
- Tunbridge Wells Station 7 miles

Key Locations

- Bewl Water (water sports)
- Lamberhurst Golf Club
- Neville Golf Club
- Tunbridge Wells

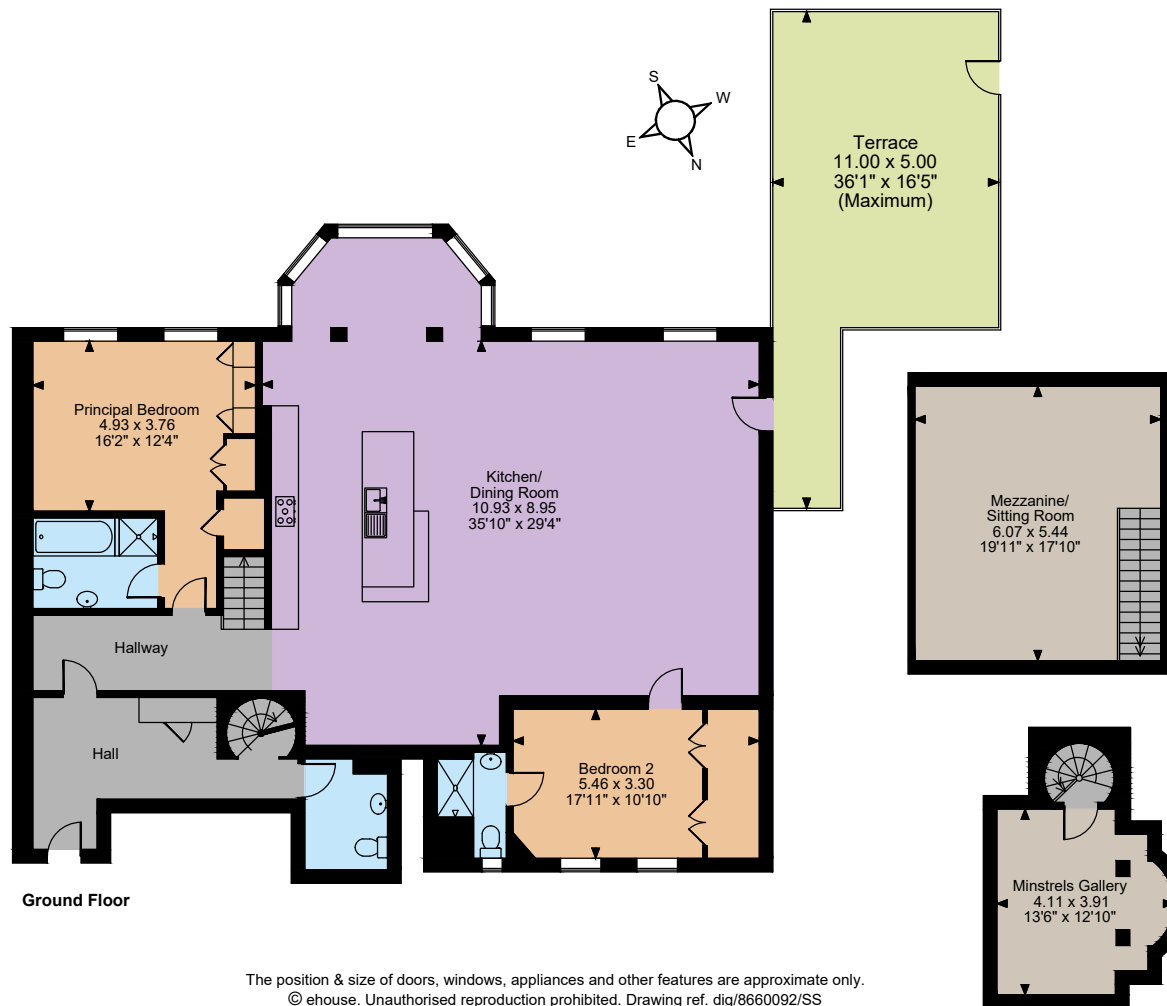
Nearby Schools

- Wadhurst C of E Primary School
- Uplands Community College
- Skippers Hill
- Sacred Heart
- Mayfield Girl's School









Floorplans

Internal area 2504sq ft (232.6 sq m)

For identification purposes only.

Directions

TN5 6FH

what3words: ///aside.wove.walks

General

Local Authority: Wealden District Council

Services: Mains electricity, water and gas. Shared private drainage

Tenure: Leasehold with share of freehold (998 years unexpired lease term)

Service Charges: £7,900 per annum.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: F

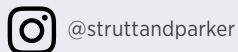
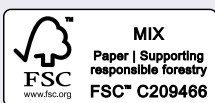
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