



Windmill House, Windmill Lane,
Wadhurst, East Sussex

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Windmill House

Windmill Lane, Wadhurst, East Sussex, TN5 6DJ

A detached 5 bedroom family home with self-contained two bedroom annexe located close to the station and village amenities

Wadhurst High Street 0.4 mile, Wadhurst station 1.2 miles (Cannon Street 61 minutes, Charing Cross 65 minutes), Tunbridge Wells 7 miles, A26 6.4 miles, A21 (Tonbridge Bypass) 10.7 miles, London Gatwick Airport 29.8 miles

Porch | Reception hall | Drawing room | Study
Conservatory/dining room | Kitchen/breakfast room | Utility | Cloakroom Principal bedroom with dressing area and en suite shower room | 4 Additional bedrooms, 1 en suite | 2 Family bathrooms | 2 Bedroom Annexe | Wine Cellar Garden | Boiler room | Double garage | Log store | EPC Rating E

The property

Windmill House offers almost 3,000 sq. ft. of light-filled flexible accommodation arranged over two floors, with self-contained annexe extending to almost 1,000 sq. ft.

The ground floor accommodation flows from a welcoming through reception hall with useful cloakroom and a door to the rear porch. It includes a large drawing room with bay windows to two aspects and a feature corner open fireplace, an extensive part-vaulted conservatory/dining room with French doors to the garden and a spacious study with feature curved wall and a door to the front aspect. Access to the wine cellar is from the conservatory down spiral stairs and has a capacity of 1400 + bottles (which could also be used as secure storage for valuables).

The generous kitchen/breakfast room has a range of wall and base units, modern integrated appliances with underfloor heating in kitchen

and rear hall and space for a table for more informal meals and a well-proportioned utility. On the first floor a generous landing with large sky lantern opens to a spacious principal bedroom with fitted dressing area and en suite shower room, four further generous bedrooms, one with en suite shower room, a family bathroom and a separate family shower room.

The integral annexe provides a spacious dining hall, a generous sitting room with a door to the conservatory and patio doors to the garden, a fitted kitchen, two first floor double bedrooms and a modern shower room.

Outside

Occupying an elevated position, the property is approached over a driveway with access to the double garage. The garden is laid mainly to lawn bordered by low-level hedging and enjoys far-reaching views over surrounding countryside. There is also a full size tennis court and pedestrian access to Wadhurst High Street via Castle Walk.

Location

Located in the High Weald Area of Outstanding Natural Beauty, Wadhurst village has an historic castle and a good selection of amenities including a Post Office, independent shopping, cafés, public houses, GP and dental surgeries, a popular nursery/primary school, community college with sports centre and Bewl Water, reputedly the largest area of inland water in the south-east, ideal for water sports.

More extensive amenities can be found in nearby Tunbridge Wells. Communications links are excellent: Wadhurst station provides mainline services to central London and the nearby A26 and A21 offer direct links to London, the M25 and the motorway network towards Heathrow and Gatwick airports and the Eurotunnel terminus at Folkestone.

The area offers a good selection of independent schools including Sacred Heart, Mayfield, The Mead, Beechwood, Benenden and Tonbridge.







Floorplans

Main House internal area 2,936 sq ft (273 sq m)

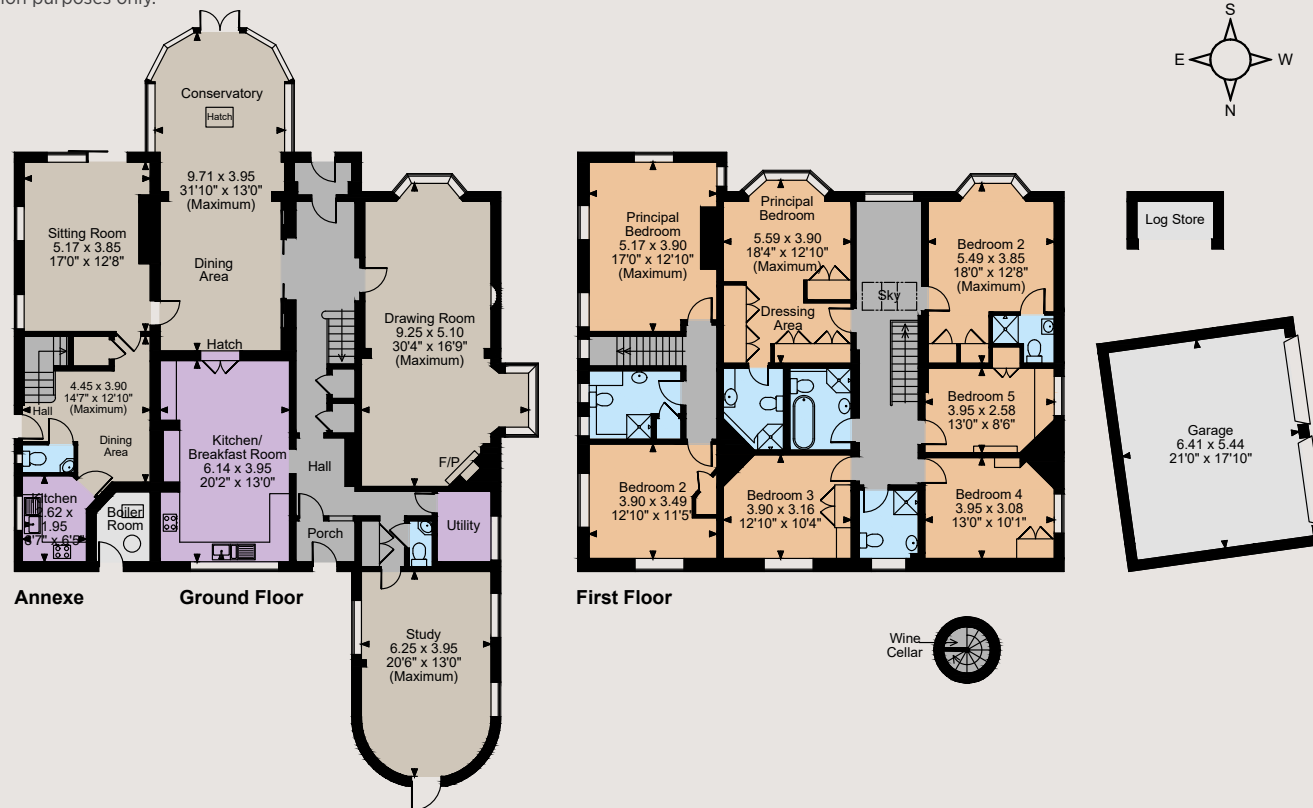
Garage internal area 375 sq ft (35 sq m)

Log Store & External Boiler Room internal area 65 sq ft (6 sq m)

Annexe internal area 956 sq ft (89 sq m)

Total internal area 4,332 sq ft (403 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From the A21 slip road, merge onto Tonbridge Bypass (A21) and after 4.6 miles use the left lane to merge onto Quarry Hill Road (A26). Stay on A26 for 4.3 miles, at the roundabout take the 1st exit onto Nevill Street (A267) and after 2.7 miles turn left onto Wadhurst Road (B2099). After 3.3 miles turn right onto Mayfield Lane (B2100), take third left turn onto Windmill Lane and Windmill House can be found on the left.

General

Local Authority: Wealden Borough Council

Tel: +44 (0) 1323 443322

Services: Mains electricity and water. Private drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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