

RIVERHALL COTTAGE, WADHURST ROAD
FRANT, TUNBRIDGE WELLS - GUIDE PRICE £850,000 - £895,000



Riverhall Cottage

Wadhurst Road, Frant, Tunbridge Wells,
Kent, TN3 9EP

**Reception Area & Hallway - 21'10 x 16'1 Sitting Room With
Inglenook Styled Fireplace & Log Burner - Contemporary
Kitchen/Dining Room With Vaulted Ceiling, Fitted
Appliances & Bi-Folding Doors Opening Onto The Patio &
Gardens - Master Bedroom With En-Suite Bathroom -
Three Further Well Proportioned Bedrooms - Separate
Shower Room - Double Glazing - Gas Central Heating -
Long Driveway Leading To Timber Store/Workshop - Total
Plot Of Approximately 0.99 Of An Acre Including Attractive
Gardens & Grounds Which Enjoy Outstanding Panoramic
Views To The Rear**

Hidden from the main road at the end of a private driveway is where you will find Riverhall Cottage occupying a sheltered position within its 0.99 acre plot of mainly lawned gardens backing onto open farmland. The property itself has been extended and re-modelled to create a spacious four bedroom family home with its 21' sitting room with inglenook fireplace and kitchen/breakfast room with vaulted ceiling and bi-folding doors being just two of the feature rooms that make up the accommodation. The property's other features include double glazing and gas central heating via radiators, a master bedroom with en-suite bathroom with the three other bedrooms having use of a large shower room. We should also draw to you attention that in 2012 Wealden District Council granted planning consent for the construction of a four bedroom detached home arranged over two levels within the gardens of Riverhill Cottage. We understand its position had been determined by the location of an underground gas main and to take advantage of the spectacular views whilst affording the new house with privacy from the neighbouring properties.





The consent also required the condition of the existing property to be demolished when the new home is built. This planning permission expired in 2015 and any interested purchasers requiring further information as to the possibility of developing the plot should approach Wealden District Council directly.

The accommodation comprises. Double glazed entrance door to:

RECEPTION AREA & ENTRANCE HALL:

Engineered oak flooring, ceiling downlights, central heating thermostat, single radiator, power points, picture window to side with garden views. Built-in coats cupboard.

SITTING ROOM:

A large triple aspect room with feature inglenook styled fireplace fitted with a log burner on brick hearth. A combination of windows to front, side and patio doors opening to the garden give 180 degree views of the plot. Two radiators, power points, built-in cupboard and shelving to the alcove.

KITCHEN/DINING ROOM:

A recent extension has created this wonderful living space with a vaulted ceiling fitted with Velux style windows and bi-folding patio doors allowing lots of light into the space. There is a comprehensive range of wall and base units with stone worktops including a stainless steel one and a half bowl under worktop sink with mixer tap set into a peninsula breakfast bar room divide. Appliances include a 'Stoves' Range style cooker and filter hood, integrated fridge, two freezers, dishwasher and microwave. Engineered oak flooring with underfloor heating and doors gives access to the side as well as the bi-folding door allowing the whole of one wall to be opened onto the large patio area whilst providing views of the garden.

BEDROOM 1:

Windows to front and rear, single radiator, power points. Two double wardrobes.

EN-SUITE BATHROOM:

White low level WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower spray. Tiled surrounds, space for washing machine, heated towel rail/radiator, extractor fan. Window to rear.

BEDROOM 2:

Window to side, single radiator, power points, cork flooring.

BEDROOM 3:

Window to side, single radiator, power points, access to loft space with ladder and lighting and is also where the gas boiler is located.

BEDROOM 4:

Window to side, single radiator, power points.

SHOWER ROOM:

White suite comprising of a low level WC, large walk-in shower with hand spray and additional rainfall head, wall mounted wash hand basin with drawers beneath and mixer tap. Tiling to shower area and half tiled walls, tiled floor, heated towel rail/radiator, ceiling downlights, extractor fan. Window to side.

OUTSIDE REAR:

A large Indian Sandstone paved patio provides an ideal spot for outside entertaining. A raised work surface is ideal for a BBQ with log storage beneath, outside lighting, side access to front from both sides. The extensive gardens are mainly laid to lawn with a combination of post and rail fencing and mature hedging to provide privacy. The garden benefits from a wonderful outlook to the rear over adjoining farmland which forms part of the Areas of Outstanding Natural Beauty.

OUTSIDE FRONT:

At the front of the property there is a long driveway with the first part of the driveway having a parking space for a single vehicles which the neighbouring property have the right to park in. Once passed the space the remaining driveway is for the sole use of Riverhall Cottage and has no further rights of way for the neighbouring property. This leads to a large timber store/workshop, ideal for motorcycles, bicycles, ride-on mowers etc.

SITUATION:

The property is situated in a lovely rural location with superb views from the garden to the rear and is approximately 1.5 mile distance from Frant village with its church, primary school and village inns. The larger village of Wadhurst is approximately 2.5 miles distance where there are further shopping facilities and alternative primary and senior schooling.



The main railway station at Wadhurst is approximately 1.2 miles distance with regular train services to London with travelling time approximately 1 hour. The famous Spa Town of Royal Tunbridge Wells is approximately 3.5 miles distance where there are a wide range of shopping facilities and a wider range of senior schools. Recreational facilities include a selection of sports clubs, including golf and rugby and nearby Bewl Water provides many additional recreational activities including rowing, fishing, sailing and interesting walks.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Rights and Easements - Neighbour access to first part of driveway

Planning Permission - Yes see notes on file

AGENTS NOTE:

Planning permission WD/2012/2183/F was granted for the construction of a four bedroom detached, part subterranean, character house designed to be sympathetic to the surrounding properties and ground levels. This permission has since expired in December 2015. Interested parties should make their own enquiries of Wealden District Council and since the permission has expired Riverhall Cottage has been extended and may well affect Wealden District Councils view on further development.





Approx. Gross Internal Area 1451 ft² ... 134.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211

Email: tunbridge.wells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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