

THE MILL HOUSE

WADHURST • EAST SUSSEX



 Knight
Frank





THE MILL HOUSE

WADHURST • EAST SUSSEX

A beautifully positioned former Mill house, situated between two much coveted villages, near to Tunbridge Wells

Accommodation and Amenities

Drawing room • Dining room • Sitting room • Kitchen • Study • Utility room • Larder • Cloakroom

Master bedroom suite with 2 walk in wardrobes • 4 further bedrooms • 3 further bathrooms (1 en-suite) • Study

Double garage • 2 bed flat • 1 bed annex • 2 pig pens • Machinery store

Heated swimming pool • Beautiful gardens and grounds • Stream • Orchard • Paddocks • Bluebell woodland

Gross internal area:

Main house: 383.7 sq.m (4,130 sq.ft.)

Pool house: 125.7 sq.m (1,353 sq ft)

Total: 509.4 sq.m (5,483 sq ft)

In all about 19 acres

Available by separate negotiation:

Two storey barn and double garage with pending planning • Stable block • Chicken coop
Tearoom • Field shelter • Paddocks • Stream frontage

Gross internal area:

Barn: 94 sq.m (1,013 sq ft)

Further outbuildings: 133.1 sq.m (1,432 sq ft)

Total: 227.1 sq.m (2,445 sq ft)

In all about 4 acres

Tunbridge Wells

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Situation

(All distances and times are approximate)

- Frant 2 miles
- Wadhurst 2.5 miles
- Tunbridge Wells 5 miles
- Central London 49 miles



- Wadhurst station (1 mile) - London Charing Cross from 66 minutes, London Cannon from 64 minutes



- Gatwick Airport 26 miles
- Heathrow Airport 61 miles



- M25 18 miles



- Uplands Community College, Wadhurst
- Tonbridge School
- Tunbridge Wells Grammar School
- Holmewood House, Tunbridge Wells
- Benenden School
- Marlborough House School, Hawkhurst
- St Ronans, Hawkhurst
- Cranbrook
- St Leonards, Mayfield



- The Nevill, Tunbridge Wells
- Dale Hill, Ticehurst
- East Sussex National, Uckfield
- Royal Ashdown, Forest Row



- Lingfield
- Brighton
- Goodwood



- Glyndbourne
- Sailing, fishing, rowing and windsurfing are all available at Bewl Water





The Mill House

A beautiful Grade II Listed former Mill House, which we believe dates back to the early 16th century with later additions. It is situated between the popular villages of Frant and Wadhurst, both with excellent local amenities. The house is of timber frame construction under a beautiful thatched roof and has been lovingly and meticulously improved over the years to make a superb family home.

Internally, the house retains much of its original character and charm. Of particular note is the vaulted drawing room, historically used as the iron works foundry, and features an impressive inglenook fireplace and three sets of double doors to the outside terrace. The kitchen/ breakfast room is delightful and features an Aga, granite worktops, a bespoke unit with built in fridge and freezer as well as a large walk in larder. There is also a dining room and sitting room. The accommodation is very flexible.

The bedroom accommodation is wonderfully presented. The superb vaulted master bedroom has a number of built in wardrobes, a dressing room, bathroom and walk in wardrobe. There are three further double bedrooms and two bathrooms (one en-suite). The second floor comprises a further bedroom, bathroom and study.

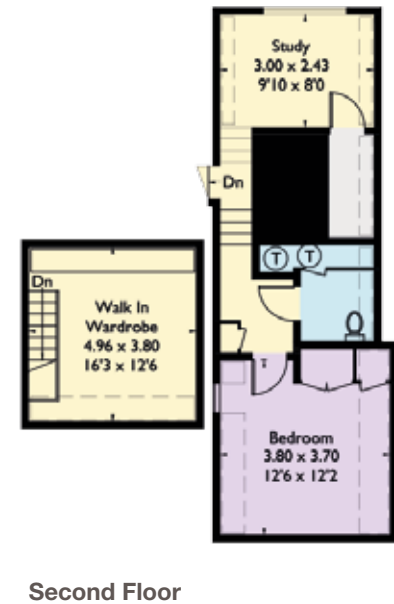
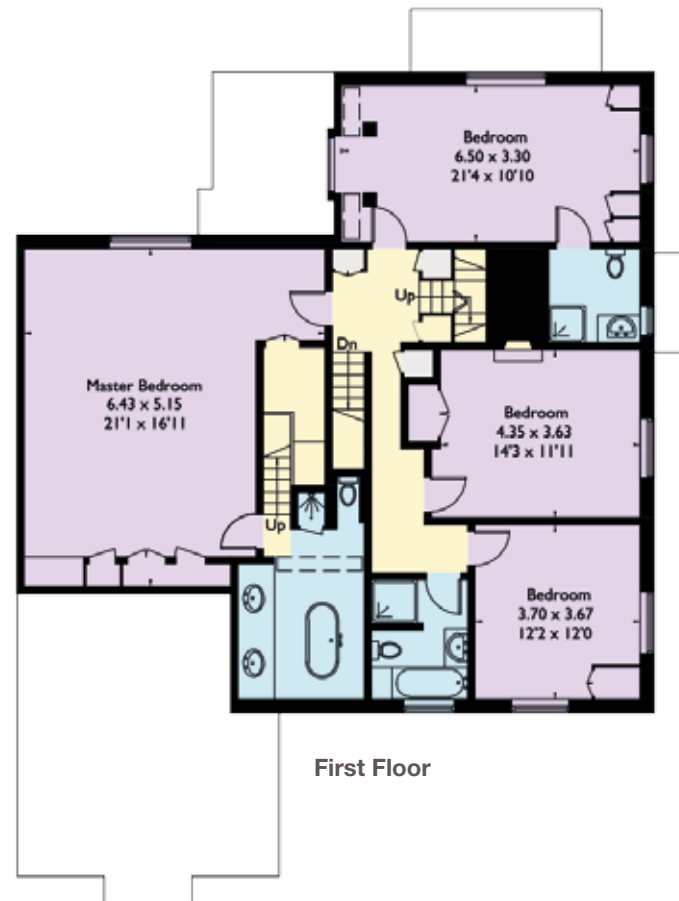
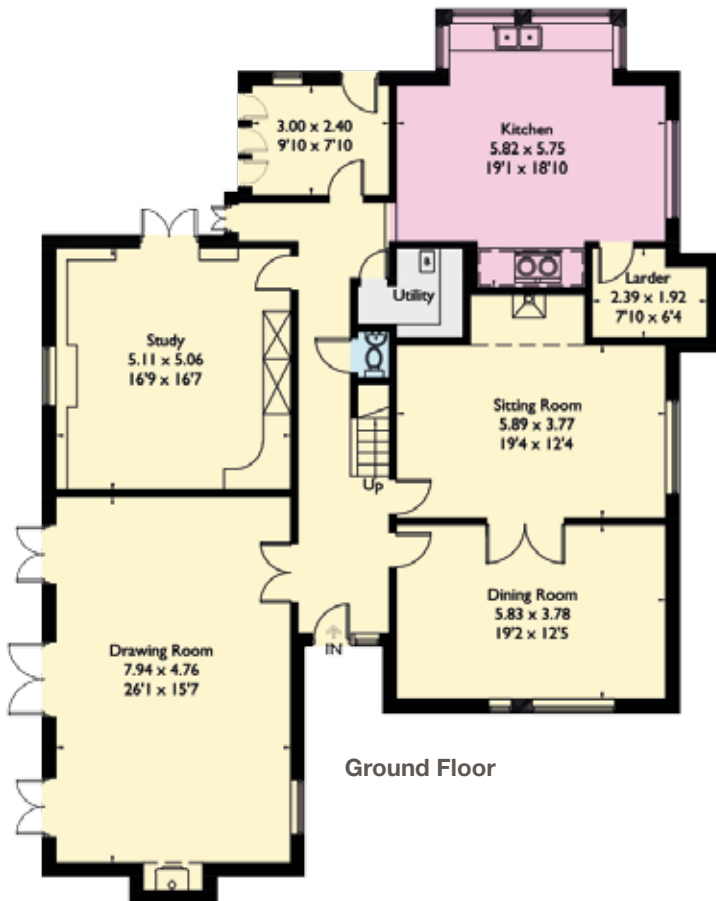




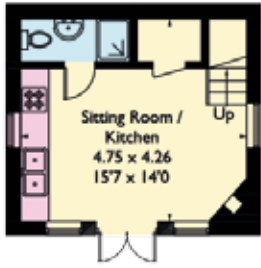
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

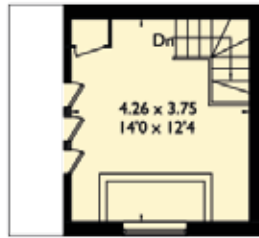
Main house: 381.2 sq m (4103 sq ft)
 Garage block: 125.7 sq m (1353 sq ft)
 Studio = 36.3 sq m (391 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Studio Ground Floor



Studio First Floor



Flat

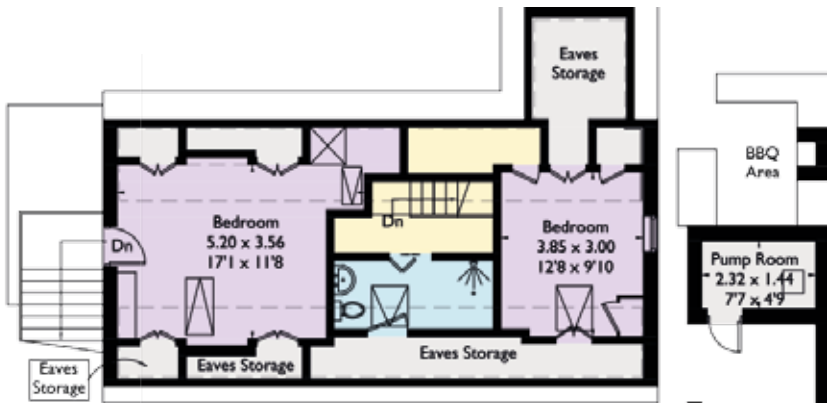
The Flat and Studio

A two bedroom flat is situated within the garage block, and there is also a detached thatched two storey studio. Both are presented to a high standard having been modernised by the current owner.

Gardens and grounds

The gardens and grounds are undoubtedly a particularly fine feature of The Mill House. From a quiet country lane, a gravelled drive, flanked by post and railed fencing and a pond, culminates at a large parking area to the front of the garages.

The formal gardens are predominately laid to lawn, interspaced by mature trees, shrubs and plentiful borders. A large terrace flanks the drawing room and study, from where views over much of the grounds can be enjoyed. Surrounding the swimming pool is a covered heated loggia, a thatched hut, a brick built barbeque area and a kitchenette. This makes for superb family living and entertaining space. The swimming pool has a separate heating system, partly heated by solar panels. The formal garden is surrounded by a post and rail fence with a stream and land beyond. The grounds to the west include an orchard and a large area of woodland, with woodland paths. Here there is also a machinery store and two pig pens.

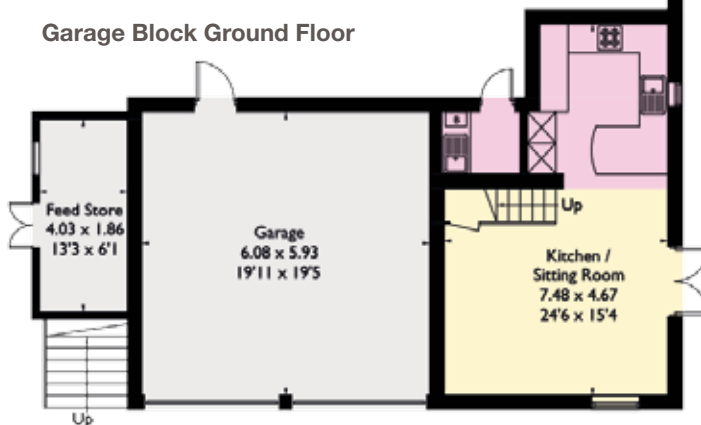


Garage Block First Floor



Flat

Garage Block Ground Floor



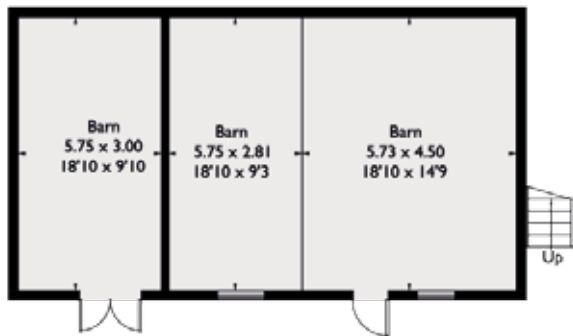
Studio

Available by separate negotiation

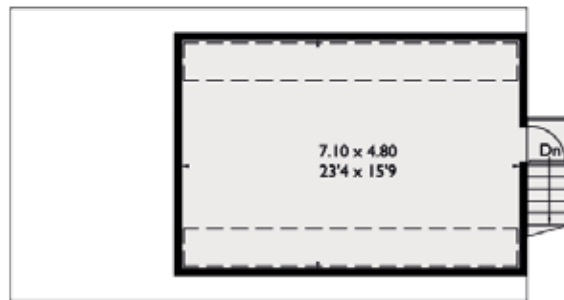
The barn, outbuildings and paddocks

A separate entrance also accessed from Partridge Lane arrives at a courtyard with a series of buildings. This includes a barn and double garage with pending planning permission to convert to a three bedroom dwelling. Further buildings include a stable block, gardeners store, tearoom and chicken coop.

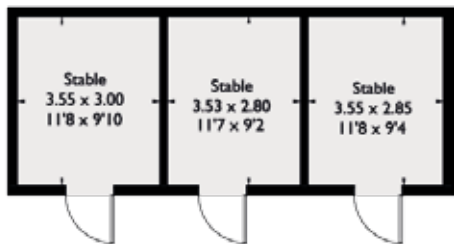
This additional lot is to include the top two paddocks as marked on the boundary plan, one of which has a field store.



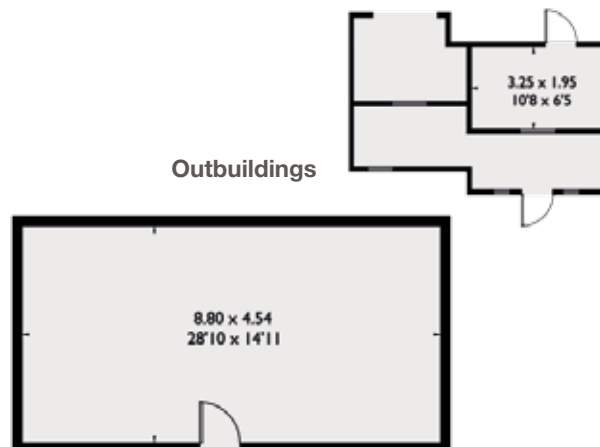
Barn Ground Floor



Barn First Floor



Stable



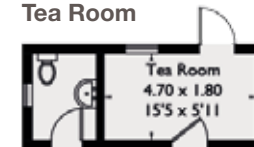
Outbuildings

Approximate Gross Internal Floor Area

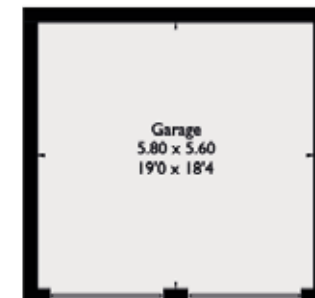
- Barn: 94.1 sq m (1013 sq ft)
- Garage: 32.4 sq m (349 sq ft)
- Tea Room: 8.4 sq m (90 sq ft)
- Stable: 31.7 sq m (341 sq ft)
- Outbuilding: 60.6 sq m (652 sq ft)



Tea Room



Garage





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767."

Services

The property has mains gas fired central heating. There is mains water and private drainage.

Local authority

Wealden District Council 01892 653311



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Directions (TN5 6LB)

From Junction 5 of the M25 take the A21 southbound towards Tonbridge. After 9.5 miles turn right at the roundabout onto the A26 (London Road) towards Tunbridge Wells. After 4.5 miles and after having passed Tunbridge Wells train station, bear left onto the A267 (Frant Road) and continue for just over 2.5 miles. Turn left onto the B2099 Wadhurst Road towards Wadhurst. After approximately 1.5 miles, turn right onto Partridge Lane and the entrance to The Mill House will be shortly found on the right.

