



A JEWEL IN THE SUSSEX COUNTRYSIDE

DO SOMETHING EXTRAORDINARY

The Hermitage presents a unique opportunity. This is your chance to create an impressive and substantial Georgian-inspired country house with its own large acreage amidst prime countryside just outside Wadhurst. Whilst offering a private, secluded location on the Sussex/Kent border, it is close to the spa town of Tunbridge Wells and within one hour of London by train.





The Hermitage is a concept: Planning and designs for a property which, when built, will offer the best of contemporary yet traditional living in a fabulous countryside setting.

- Full planning permission for a substantial country house
- Flexibility to tailor the interior layout to create your dream home

- Approximately 11 acres of grass and woodland in an Area of Outstanding Natural Beauty
- Innovative design allowing for the development of three principle floors spanning approximately 7000 sq ft (650 sq m), or approximately 9000 sq ft (840 sq m) with a top floor, excluding the garage block

- Excellent green efficiency credentials via the inclusion of solar PV and air source heat pump technology
- Secluded rural location just outside a desirable small town within approximately 6.5 m from Tunbridge Wells

CLASSICALLY INSPIRED

The Hermitage occupies a peaceful, secluded setting beyond an electrically-operated gated entrance. Situated off a quiet country lane, it is approached via a winding driveway of some 0.6 km which meanders through woodland before revealing the striking architecture of The Hermitage.



Inspired by classical Georgian architecture, the exterior exudes all the values and substance of this stylish period. Whilst a traditional two-storey property will be visible from the front and rear elevations, the design of The Hermitage allows for the potential for four floors.

Externally, quality face brickwork is complemented by beautiful Bath stone detailing and a natural Welsh slate roof. As you would expect with a design inspired by this great era of house design, deep sliding sash windows create a classic symmetrical façade, whilst a stunning,

central entrance porch flanked by stone columns has been designed to provide a grand welcome. Naturally, the property has also been conceived to harness the latest modern technology to maximise efficiency, including solar PV and an air source heat pump.



Impressive gardens and grounds surround the house which has been orientated to enjoy a sunny, predominantly south-facing rear aspect.

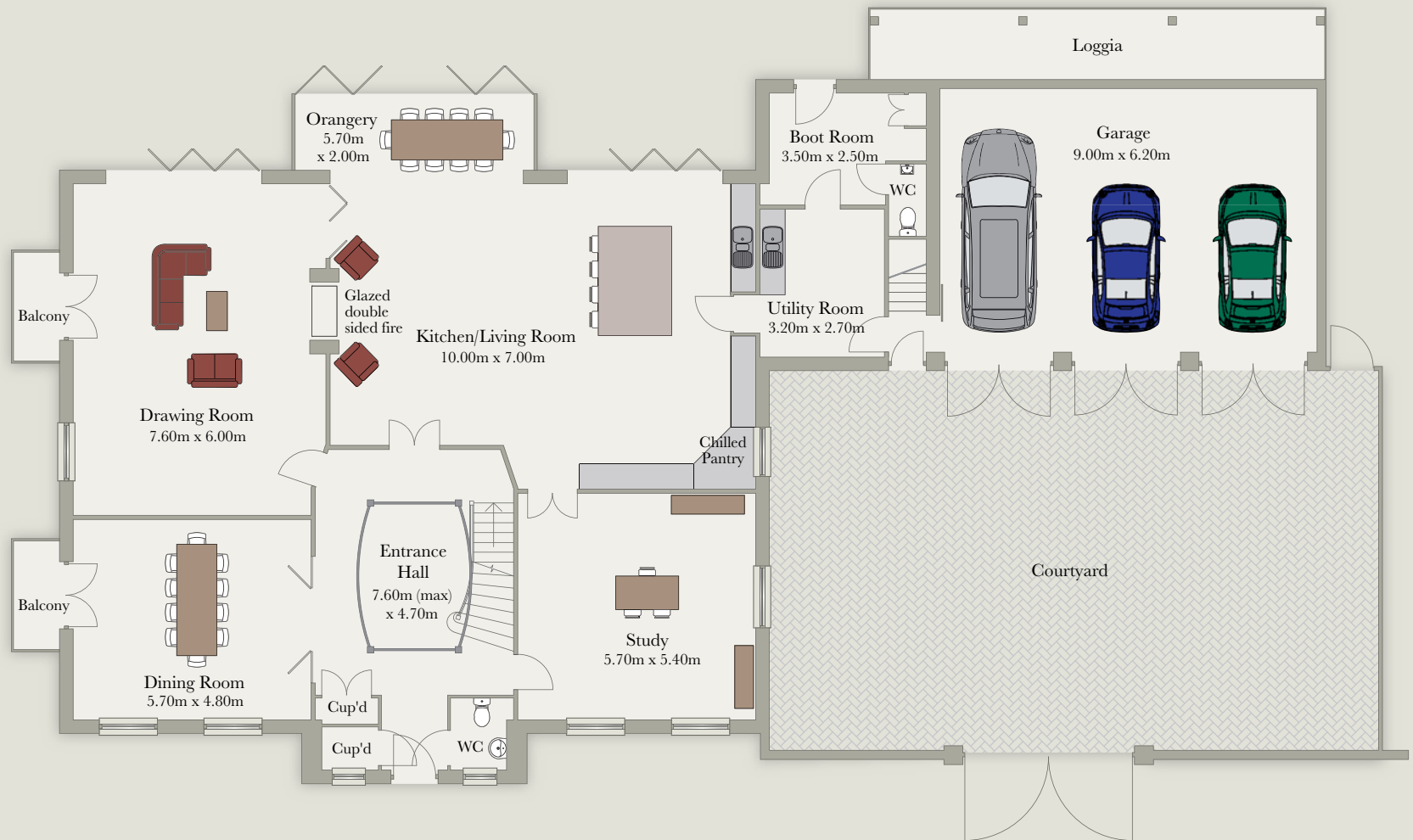
Bi-fold doors across the entire rear elevation will allow the principle living rooms on the ground floor to fully open onto an expansive patio, thus connecting the two spaces.

Beyond the patio, rolling lawns framed by mature trees will provide a serene vista.

In addition to a first floor allowing for a minimum of four or five bedroom suites, the design includes for the creation of a second floor, considered ideal for potentially three further bedroom suites and a gym.

The innovative design therefore offers three principle floors spanning approximately 7000 sq ft (650 sq m), and the option to achieve approximately 9000 sq ft (840 sq m) with the benefit of the top floor. The garage block and space above it constitutes additional floor space (excluded from the sq ft / sq m given above).

GROUND FLOOR



A spectacular entrance hall sets the tone upon entering The Hermitage, with light descending through the central atrium.

The principle living and reception rooms lead off this stunning space along with a

grand, sweeping stairway and galleried landings with glass balustrading.

The drawing room and a kitchen and living space are positioned at the rear of The Hermitage and enjoy a predominantly southerly aspect.

Bi-fold doors spanning the entire width of the back of the house and seamless floor levels will allow the interior and exterior spaces to flow.



- Light filled central atrium
- Galleried landings with glass balustrades
- High ceilings, deep windows and large internal doors creating a light, airy and connected ground floor
- Exceptional kitchen/living/family room designed for modern living, see overleaf
- Formal double aspect drawing room with balcony and garden views, also overleaf
- Spacious double aspect dining room with French doors opening onto a south-east facing balcony with views to the stream and gardens
- Well proportioned study/home office with versatility to use as a snooker room/library
- Utility, boot room and two g/f WCs
- Garage block with space for three cars and gated courtyard
- Extensive loggia behind the garage
- Opportunity for potential further accommodation wing above the garage

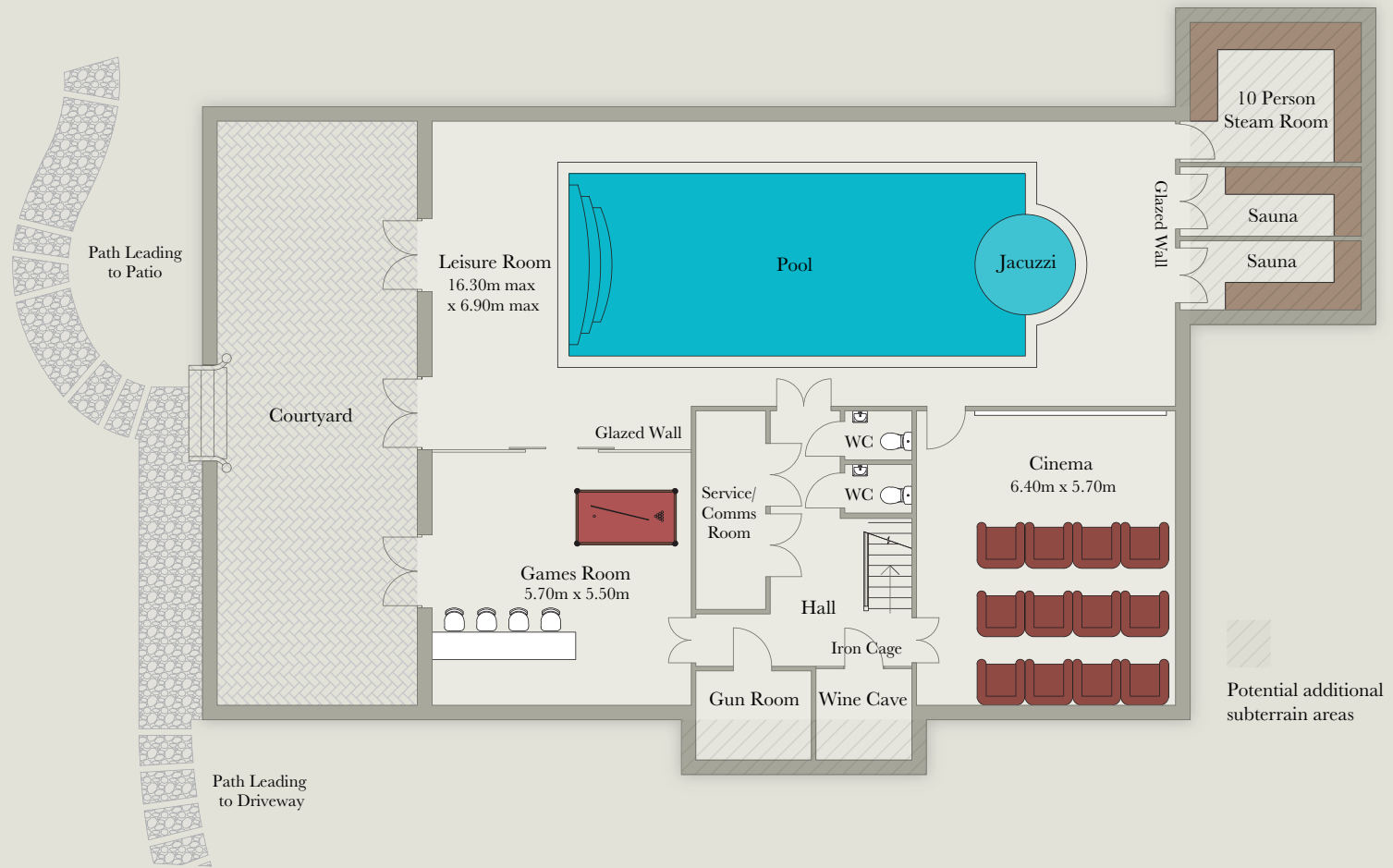


- Double aspect formal drawing room with French doors opening to a south-east facing balcony
- Bi-fold doors and seamless floor levels along the rear elevation will enable the drawing room to also open up to the predominantly south-facing patio and gardens beyond
- A large, glazed, double-sided fireplace will create a beautiful focal point
- The plans allow for balanced, generous room proportions and connecting doors to the entrance hall and kitchen/living/family room



- Exceptional kitchen/living/family room to create a fantastic contemporary space with a beautiful outlook
- Bi-fold doors and flush internal and external floor levels, as in the drawing room, will connect the house with its fabulous gardens
- A period-inspired Orangery and feature glazed fireplace will provide different areas to sit and relax
- The proposed high quality fitted kitchen concept features a chilled pantry and store
- A utility room, boot/dog room and cloakroom is sited off the kitchen with access to the garage

LOWER GROUND FLOOR



The concept for the lower level is all about lifestyle, relaxation and entertainment.

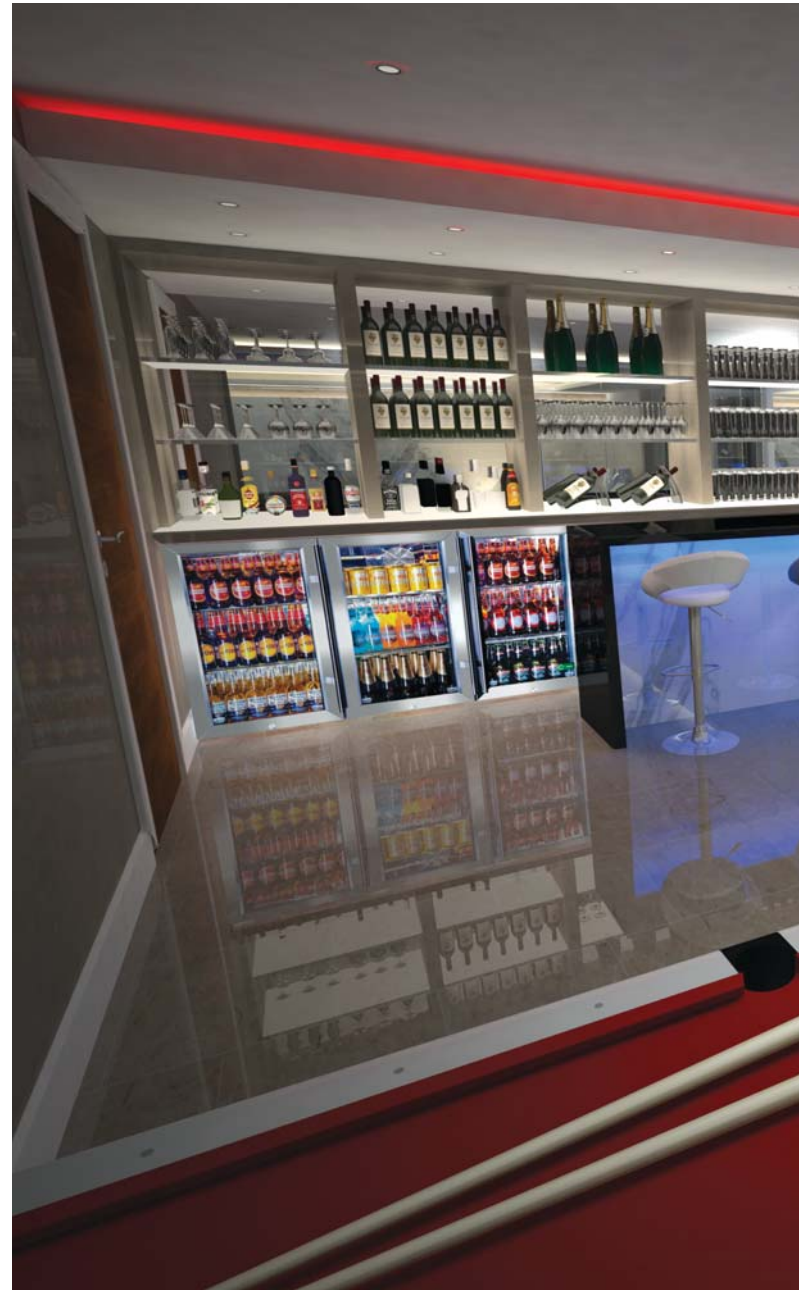
This beautiful haven can be accessed separately to the main house and opens to a south east-facing courtyard and gardens which overlook the stream.

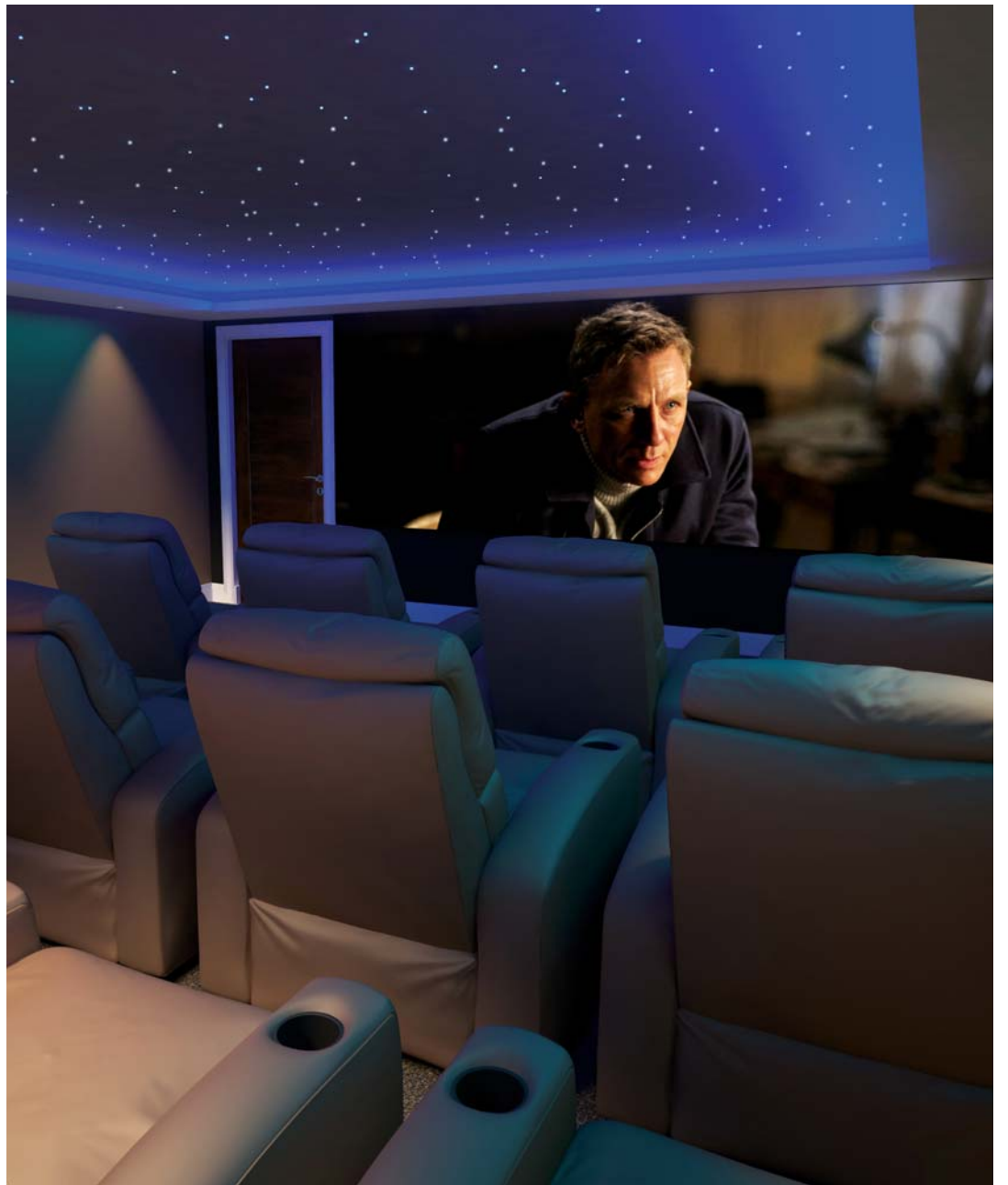
Internally, the concept includes a luxurious cinema, generous swimming pool, spa and more. A feature glass wall between the multi-use games room and pool can be opened.

With space and a place for everything, this is the ultimate self-contained area for indulging and sharing.



- Indoor swimming pool with integrated hot tub
- Saunas and steam room with glass doors
- Personal 12-seater cinema complex with tiered seating
- Large multi-use games room and fully equipped bar - a sliding glass wall will mean this can open to the pool creating a great space
- Large temperature-controlled wine cave
- Secure Gentleman's gun room
- Doors opening the complex to an outdoor entertainment area and gardens
- Dedicated services room and two WCs





FIRST FLOOR



Two indicative floor plans illustrating the flexibility of the layout of the first floor



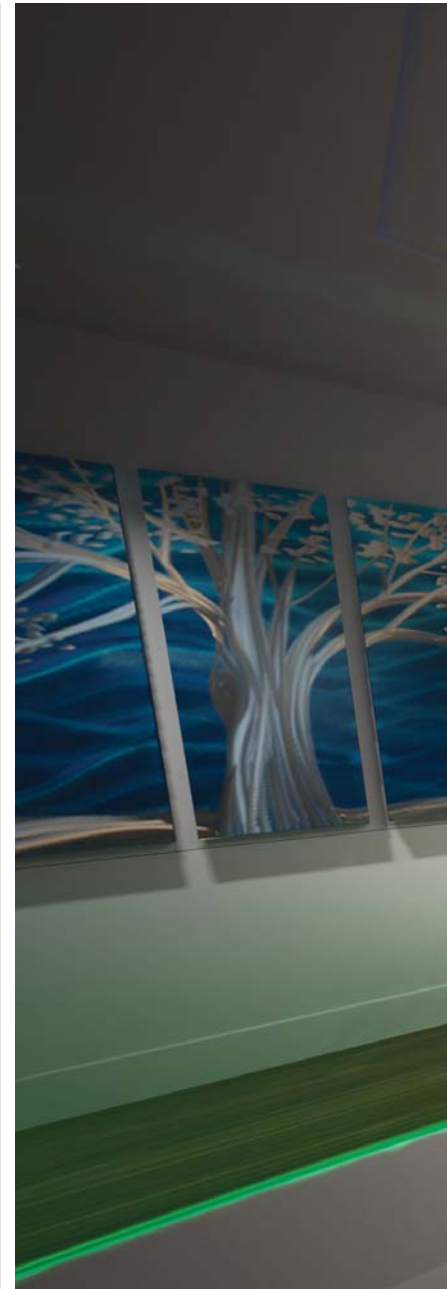
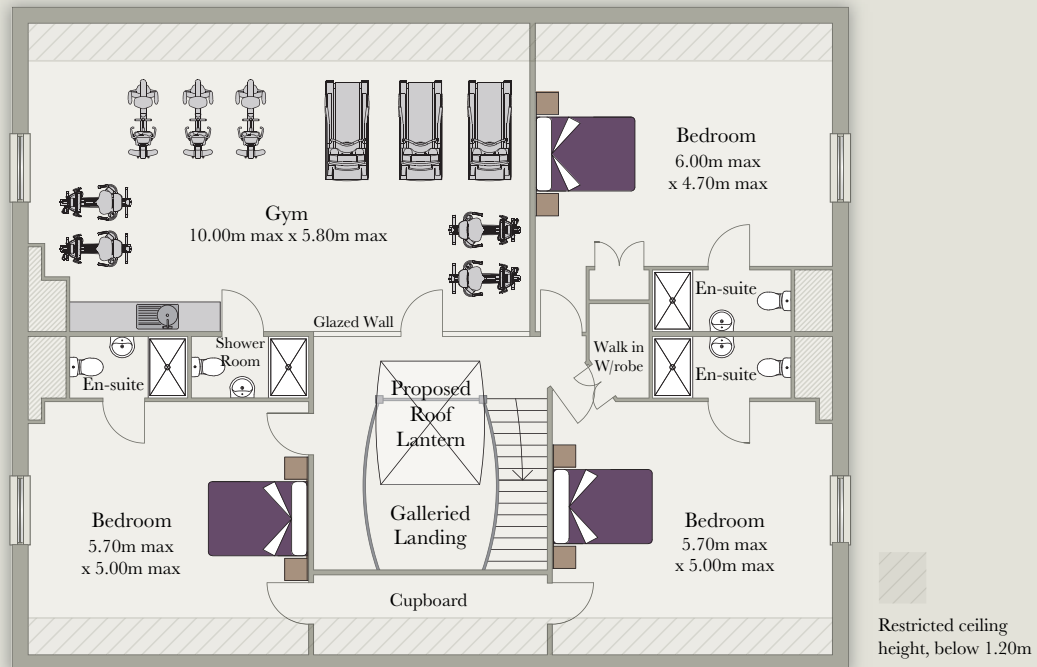
The first floor design is flexible, with space for a minimum of four or five generous bedroom suites.

The above plans provide suggested interior configurations, illustrating the potential for

four or five luxurious bedrooms, plus dressing rooms and en-suites.

There is also scope to add three further bedroom suites, via the development of a top floor, see overleaf.

SECOND FLOOR



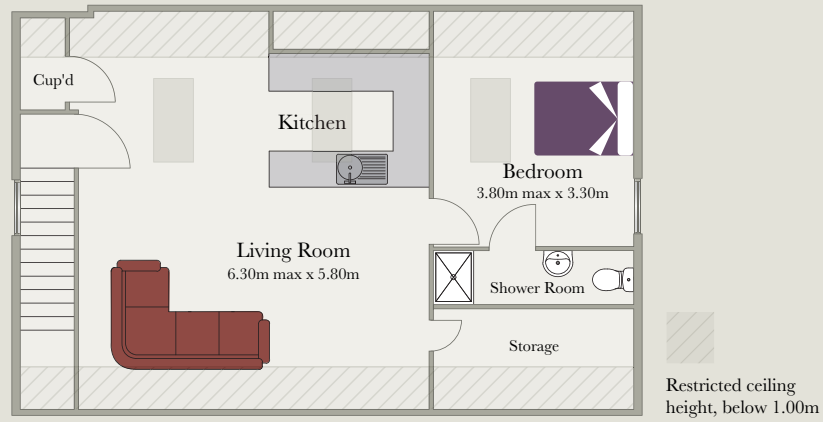


Additional flexibility in the development of this outstanding property is afforded by the opportunity to utilise the top floor.

The indicative layout shows the potential to create three further bedroom suites.

There is also ample space to create a large fully equipped home gymnasium, complementing the spa and leisure suite on the lower level.

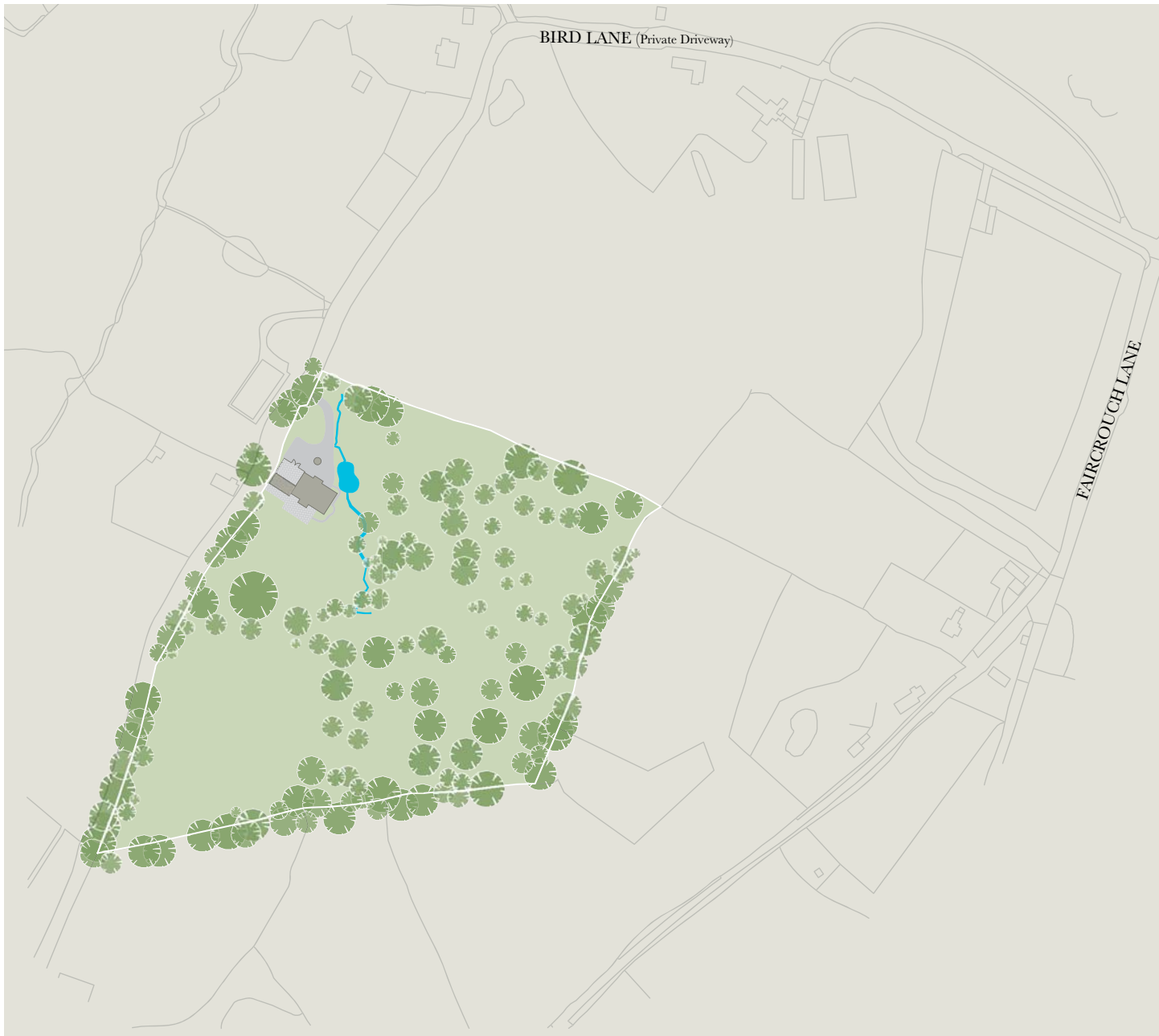
POTENTIAL ANNEXE APARTMENT





A substantial three car garage block is attached to the house and reached via an enclosed courtyard off the main driveway. The courtyard provides further space for parking.

The plans also highlight the potential to develop above the garage, with the possibility of creating a self-contained one bedroom annexe, ideal for visiting guests or staff.



The Hermitage sits within beautiful grounds spanning approximately 11 acres, including formalised gardens with a predominantly south and south-easterly aspect. This area of gently undulating grass and woodland is tranquil yet convenient for:

- Market town of Wadhurst - on your doorstep
- Tunbridge Wells - approx 6.5 miles
- Mainline train station - approx 1 mile
- Central London - approx 1 hour by rail
- Gatwick and Heathrow airports - approx 1 and 1.5 hours by road

The quaint market town of Wadhurst is an extremely desirable location. Alongside its country setting, it features an attractive high street with a diverse range of shops, including three mini supermarkets, and an abundance of country and Gastro pubs in the area.



The affluent spa town of Tunbridge Wells is approximately 10 minutes by car and offers fantastic shopping. Along with designer brands and boutiques there is a wide choice of high quality restaurants, hotels, bars and a theatre, plus parks and a further mainline station.

Within the area you will also find an excellent selection of independent schools and top-ranking state schools.

Tunbridge Wells Girls' Grammar School and The Skinners' School nearby, along with The Weald of Kent Grammar School,

Benenden School, Holmewood House School, Marlborough House School and Battle Abbey School represent just a handful of some of the favoured and well known schools near Wadhurst.





With time to explore, you will discover an area that is rich in culture, history and beauty.

Castles and historic buildings, medieval villages and ancient woodland surround.

Michelin-starred restaurants, traditional country pubs and vineyards, acclaimed golf courses and attractions such as Bewl Water and Sailing Club and Bedgebury Pinetum are close by too.



Please note, this brochure does not provide an infallible guide to the plans and specifications for The Hermitage.
The artists' impressions, illustrations, photographs, plan drawings and dimensions contained within are purely indicative and may not be representative.
Furthermore, the distances and travelling times stated are provided for guidance only and should not be relied upon.