

# The Old Vicarage

Wadhurst, East Sussex







A superb and important Grade II\* Georgian house situated within the heart of the village, enjoying commanding views over the Wealden countryside and set in beautifully landscaped gardens and grounds.

- Reception hall • Drawing room • Library • Dining room
  - Kitchen/breakfast room • Utility room
- Cloakroom • Cellar with wine store and extensive storage
  - 8 bedrooms • 4 bathrooms • Study • Studio
    - Approximately 6728 sq.ft • Outbuildings
- Walled gardens • Swimming pool • Orchard • 2 fields
  - In total just over 9 acres of gardens and grounds





THE OLD VICARAGE is a handsome Grade II\* early Georgian house and is one of the most prominent properties within the village.

The house, which dates from the early 1700s, has beautifully proportioned elevations of orange-red brick alternating with grey headers. The front is in 3 bays, with 2 pilasters on each side and a door and windows with quoined surrounds. The peg-tiled roof is hipped with a dentilled cornice beneath. Two internal chimney stacks provide the backbone of the house and serve the principal rooms on each of the three floors.

The earliest known owner of the property was John Legas, a wealthy ironmaster, who was succeeded in 1752 by his son-in-law Richard Tapsell, also an ironmaster. It was then occupied by the Reverend Samuel Bush who left enough money for it to be bought as a vicarage for the parish church of St Peter and St Paul, which it served for most of its history until 1983 when the current owner, himself the son of a previous vicar and who was born in the house, bought the property for his family. The Old Vicarage has since been a well loved and well maintained family home.



The house has a wealth of period features – wide floorboards, beautifully proportioned windows (many with original shutters), fireplaces, cornicing, excellent ceiling heights and original panelling. There is also an elegant yew staircase, which is in the Chinese Chippendale style and all of the principal rooms provide impressive proportions.

The house works equally well for entertaining and as a family house, providing light, spacious and flexible accommodation of 6728 square feet / 652 square metres.

The bedroom accommodation is well laid out with four double bedrooms on the first floor arranged around a spacious galleried landing, in addition to an elegant yew-panelled study and two bathrooms. There is a very large second floor (which benefits from being on its own separate heating system) with four bedrooms and two bathrooms.





## Situation

The Old Vicarage is situated in a Conservation Area in the heart of the sought after village of Wadhurst. Located just off the High Street and a short distance from Wadhurst station, it also enjoys a wonderful rural outlook over its own land to the rear, offering the perfect combination of village and country living.

Wadhurst has an excellent range of shops and services for everyday needs and there is also a good choice of schools, with both primary and secondary schools in the village and a wide selection of grammar and independent schools in the area.

For the commuter, Wadhurst mainline station is just a mile down the road and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is about 7 miles away and offers a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

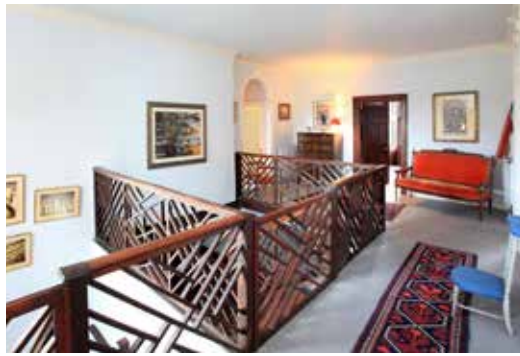
## Outside

From the double drawing room, a terrace leads to the walled garden with a swimming pool in the westerly corner adjacent to which is the pool house with changing rooms and a studio/office above.

The charming walled garden has extensive lawns and borders and a pond with a fountain, as well as gravel paths and stone retaining walls. To the eastern side is an orchard with walnut, mulberry, medlar, quince, apple, pear, apricot and plum trees, as well as a cage for soft fruit.

From the garden there are superb views of the church and beyond to a large field, which is accessed via a pillared gate. A further field lies to the northeast and has a separate road access.







FULL POSTAL ADDRESS: The Old Vicarage, High Street, Wadhurst, East Sussex TN5 6AA

SERVICES: Mains water, gas and electricity. Mains drainage.

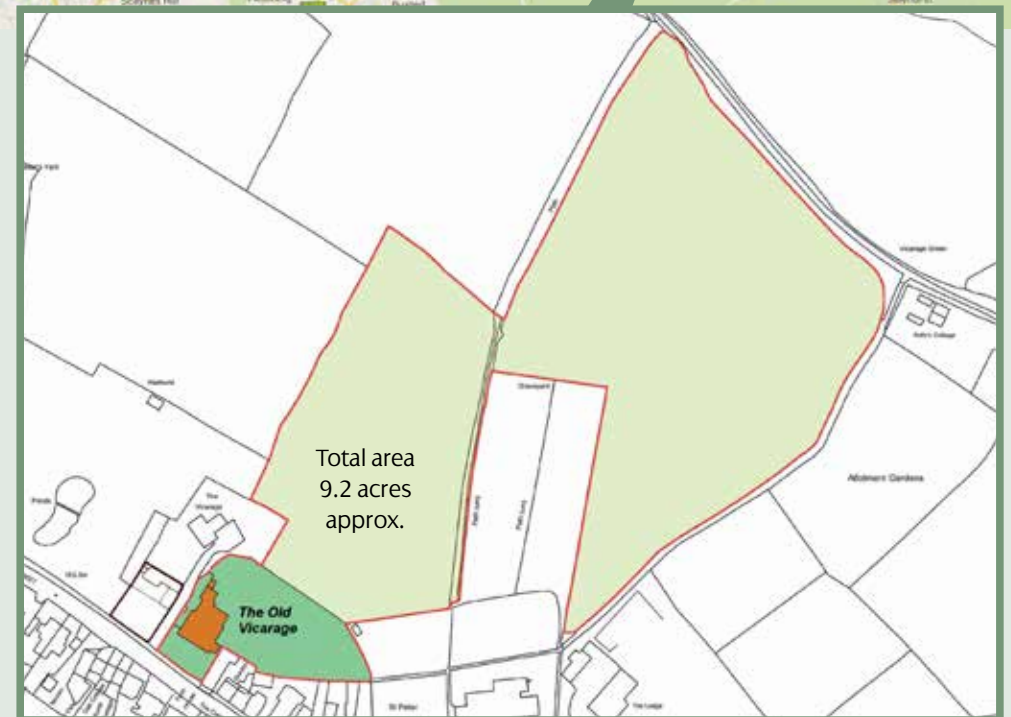
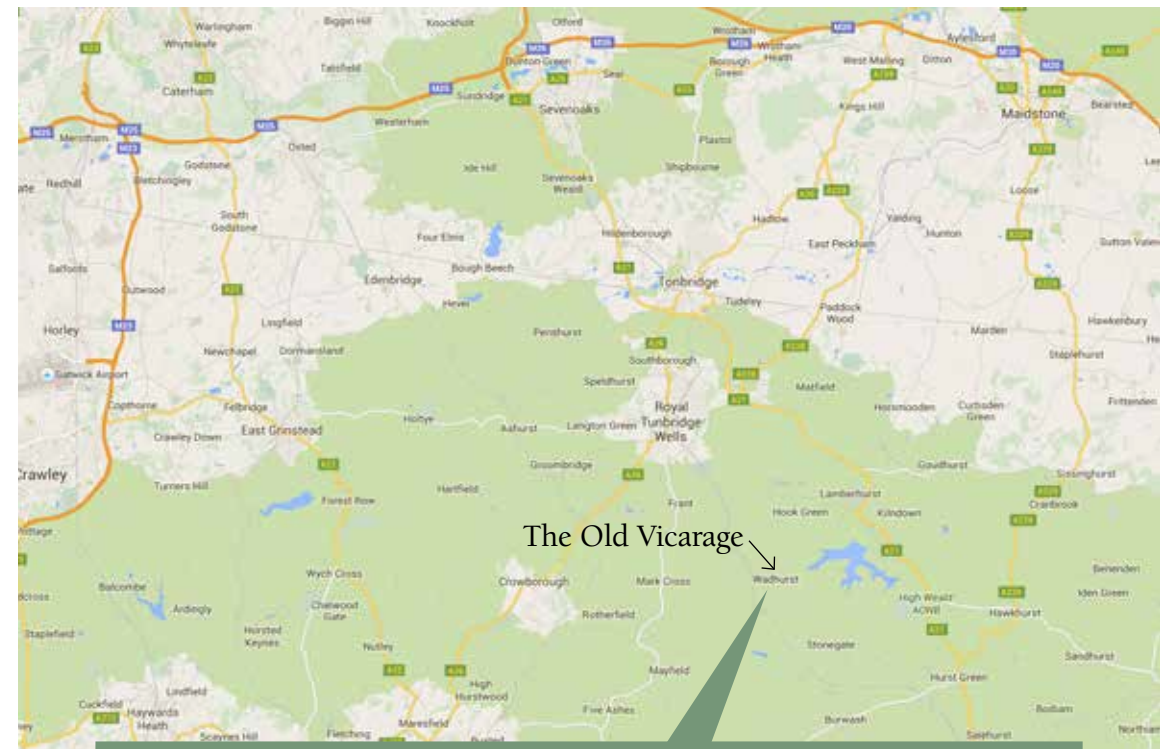
LOCAL AUTHORITY: Wealden District Council – 01892 653311

COUNCIL TAX: Band H

PLANNING: Outline plans have been submitted for the erection of a new garage.

FIXTURES AND FITTINGS: Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

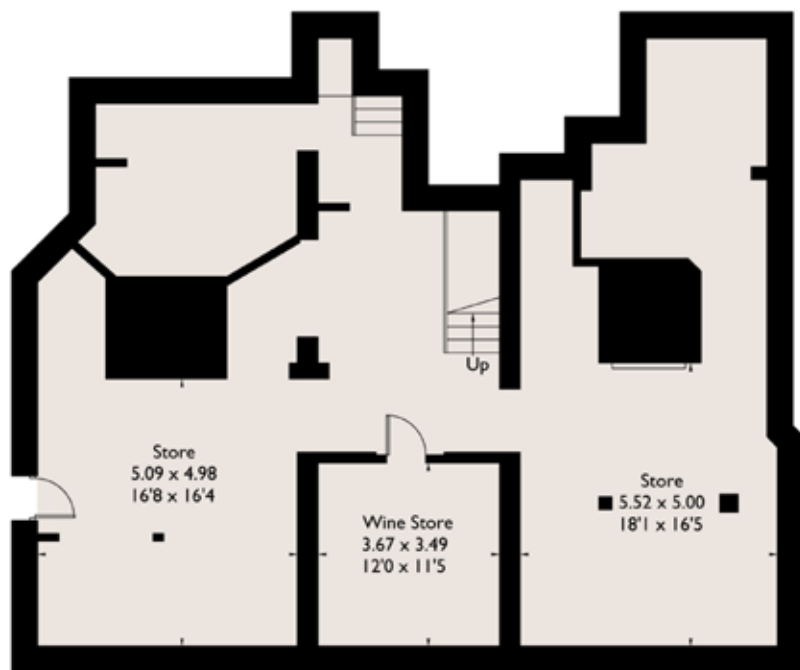
VIEWING: Strictly by prior appointment through either joint selling agent.



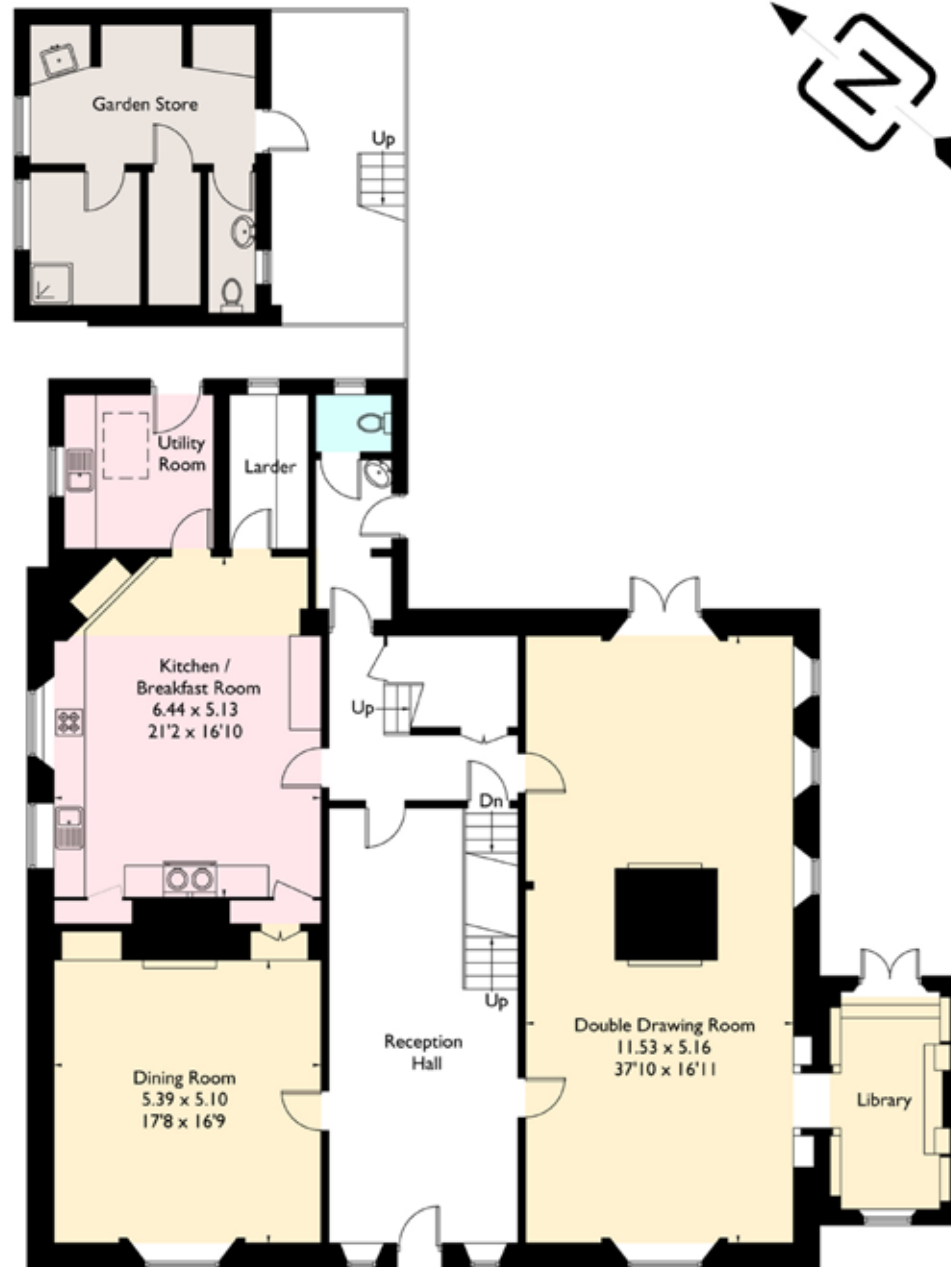
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Approximate Gross Internal Area  
625.2 sq m / 6728 sq ft (Excluding Cellar)



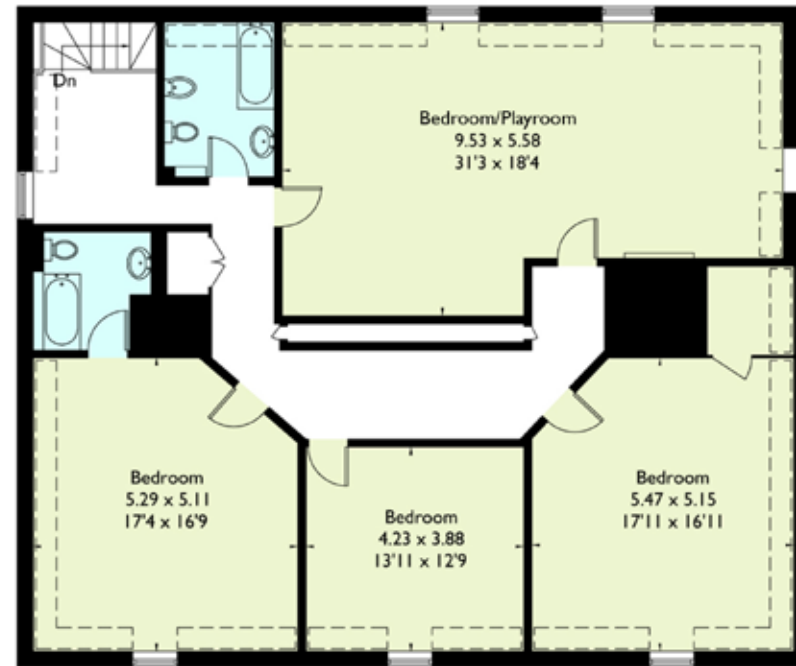
Cellar



Ground Floor



First Floor



Second Floor

IMPORTANT NOTICE: These details have been produced as a general guide only and are not an offer or contract, nor part of one. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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