



Willow Lodge

Tolhurst Lane, Wallcrouch,
Wadhurst, East Sussex

An attractive and beautifully presented 5 bedroom detached family house, which is currently divided to offer spacious dual generational accommodation with a separate annexe, providing a light, contemporary and flexible living space of 4,194 sq.ft, with gardens of approximately 1.2 acres, situated within easy reach of village amenities.

Guide price £1,250,000 Freehold

Situation: The property is situated in a convenient semi-rural position within easy reach of local village amenities, with Ticehurst and Wadhurst villages being just over a mile and 2 miles distant respectively. Wadhurst, voted the best place to live in the UK in 2023, offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, bank, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is about 3½ miles distant and provides a regular service to London Charing Cross/Cannon Street in about an hour. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 8 miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast.

Leisure pursuits include Dale Hill Golf Course, which is within 2½ miles, and Bedgebury Pinetum and Forest, and the beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: Willow Lodge is a beautifully presented detached family house of approximately 4,194 sq.ft, with external elevations of brick and render beneath a tiled roof, that has been extensively extended, refurbished and re-modelled to provide light, contemporary and highly flexible family accommodation, which is currently arranged as a 3/4 bedroom house and a 2 bedroom annexe, which can easily be reconfigured to a single dwelling, if required.

The accommodation of the main house includes on the ground floor; an entrance hall with an internal door leading to the annexe and an understairs cupboard, a spacious sitting room with a feature fireplace and wood burning stove with sliding doors leading to the garden, a dining room, a family room, a study/bedroom, a good-sized kitchen/breakfast room with an extensive range of shaker style wall and base units, a freestanding Rangemaster range cooker, an integrated dishwasher and space for a large fridge/freezer and a breakfast island, a utility room and a cloakroom. On the first floor there is a spacious landing with two large storage cupboards and eaves storage, 3 double bedrooms, a modern family bathroom and a modern family shower room.

The accommodation of the annexe includes on the ground floor; an entrance hall, an inner hall/study with a large storage cupboard and an internal door leading to the main house, a modern and well appointed kitchen/breakfast room with an extensive range of shaker style wall and base units with quartz worksurfaces over with integrated appliances including a dishwasher and fridge freezer and a breakfast island, a utility room, a dining room with French doors to the garden, a sitting room with a feature fireplace and wood burning stove, a double bedroom and a cloak/shower room. On the first floor there is a landing with eaves storage, a very spacious double bedroom with a sitting area and extensive fitted wardrobes with a storage area behind and a beautifully appointed bathroom including a freestanding bath and a separate shower.

Outside, to the front, there are double close board gates and a long gravel drive leads to a parking area for several cars and a detached garage and workshop. The gardens, which are approximately 1.2 acres, are a real feature of the property and include an expansive lawn interspersed with various mature trees and shrubs, a feature pond with a charming bridge over, areas of terracing and a lovely veranda which is ideal for outdoor entertaining and for enjoying the garden and countryside views. The gardens have hedging and fencing on all sides which provides a good degree of privacy.



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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



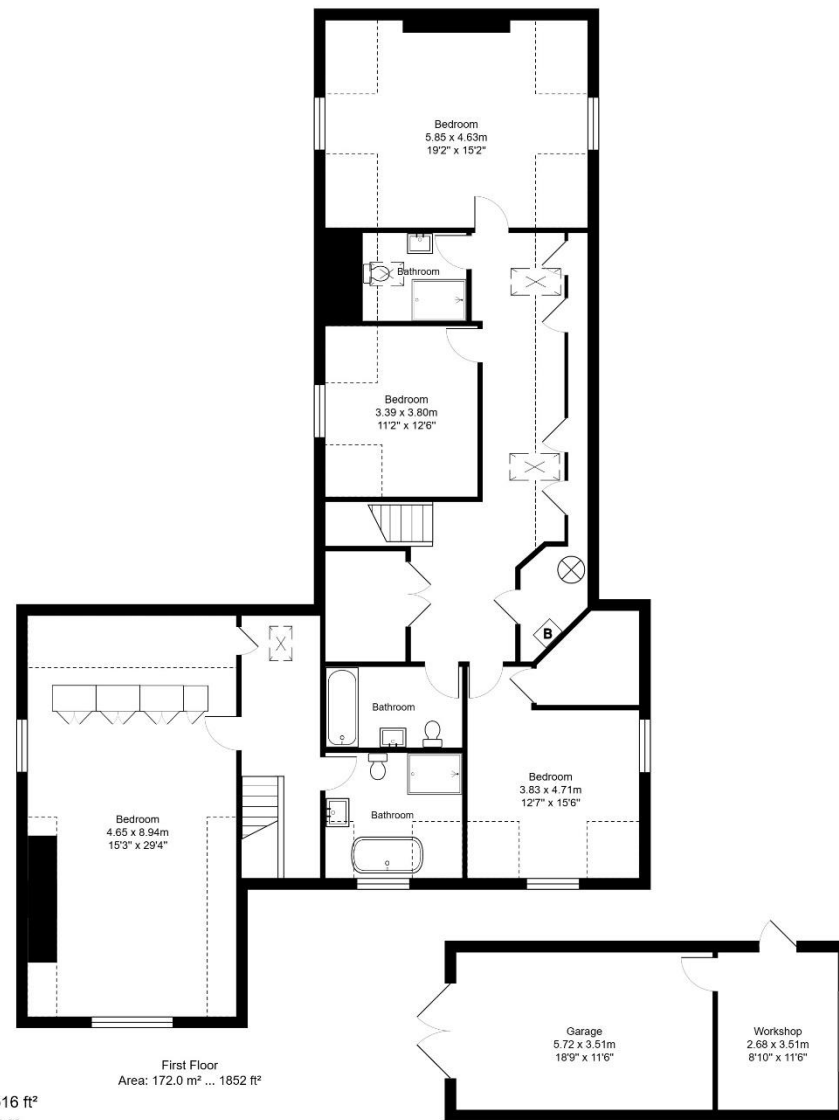
Ground Floor
Area: 217.6 m² ... 2342 ft²

Total Area: 419.5 m² ... 4516 ft²

House: 389.6 m² ... 4194 ft²

Outbuilding: 29.9 m² ... 322 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 172.0 m² ... 1852 ft²

Outbuilding
Area: 29.9 m² ... 322 ft²

Local Authority: Rother District Council (01424) 787000 **Services:** Mains water and electricity. Solar panels generate an average rebate of £2,000 - £3,000 per annum. Gas fired central heating. Private drainage **Council tax band:** F (£3,680.85 per annum)
Energy efficiency rating: B **Property address:** Willow Lodge, Tolhurst Lane, Wallcrouch, Wadhurst, East Sussex TN5 7JG

Important notice:

These details have been produced as a general guide only. 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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