



Riverhall Cottage
Wadhurst Road, Frant, East Sussex

An attractive and well presented 4 bedroom detached bungalow, providing a light, contemporary & flexible living space, situated in a quiet tucked away rural position with lovely south west facing gardens of approximately 0.99 acres backing onto open countryside.

Guide price £850,000 Freehold

Situation:

The property is tucked away at the end of a long private drive in an area of Outstanding Natural Beauty in a convenient position between the villages of Frant and Wadhurst, being approximately 1½ and 2½ miles distant respectively. Frant has two public houses, a beautiful church, a large village green, a general store and post office, a hairdresser and beautician, as well as a primary school. Wadhurst, which was voted the best place to live in 2023, offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is just 1.4 miles distant and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over an hour. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 29 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 4½ miles distant and provides 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.

Description: Riverhall Cottage is a light, spacious and well presented detached bungalow with external elevations of rendered brick and weather boarding beneath a tiled roof, that has been re-modelled and enlarged to provide light, contemporary and flexible family accommodation, including an excellent kitchen/diner with a vaulted ceiling and sky lights, which provide a wonderful feeling of light and space, and bi-fold doors leading to the garden, and double glazed windows and doors throughout.

Arranged on one floor, the accommodation includes; an entrance hall with a useful storage cupboard, a spacious triple aspect sitting room, which extends to over 21ft, with a feature inglenook fireplace and wood burning stove and sliding doors leading to the garden, a well appointed kitchen/diner with a range of modern wall and base units with stone worksurfaces and a one and a half bowl stainless steel sink, a breakfast bar, a Stoves range cooker with extractor hood above, an integrated fridge, 2 freezers, a dishwasher and a microwave, a master bedroom with an en-suite bathroom, 3 further double bedrooms and a family shower room.

Outside, to the front, there is a long recently re-laid private tarmac drive leading to ample parking and a large timber store/workshop. A gate and brick path lead to the front door and gardens. There is also a separate access via a five bar gate to the gardens which is ideal for the use of garden machinery.

The extensive gardens are a real feature of the property, which are mainly laid to lawn with various mature plants and trees. There is a large sandstone paved terrace outside the sitting room and kitchen with a built in barbeque area, which is ideal for outdoor entertaining, and raised beds surround the terrace and include various plants and shrubs. The gardens benefit from being south west facing and from a wonderful outlook over the surrounding countryside. The gardens have hedging and post and rail fencing on all sides which provides a good degree of privacy.

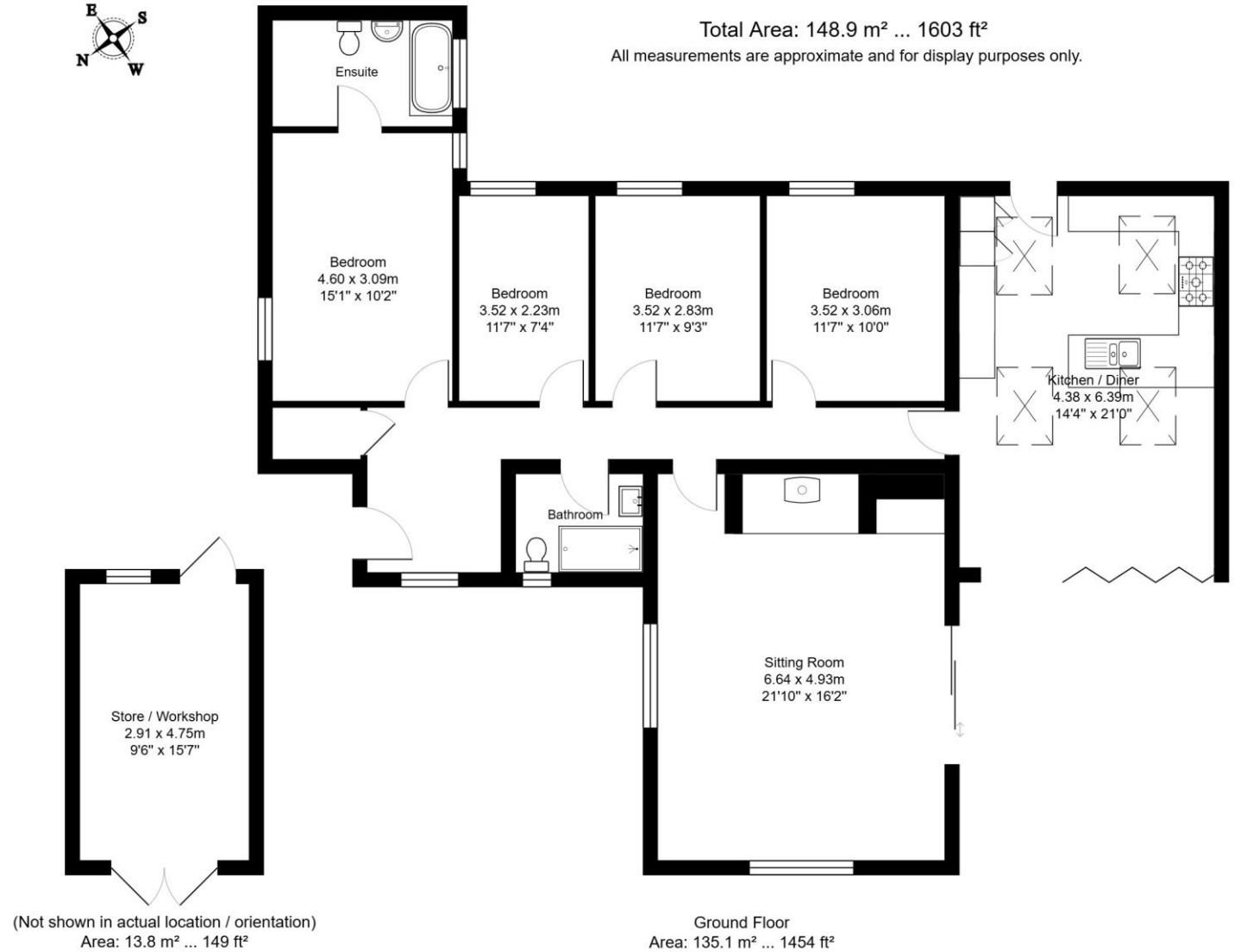
Local Authority: Wealden District Council (01892) 653311 **Services:** Mains water and electricity. Gas fired central heating
Council tax band: F (£3,785.00 pa) **Energy efficiency rating:** D **Rights & easements:** Neighbour has access over the first part of the drive and there is also a covenant over structural changes to the bungalow **Agents note:** Planning permission WD/2012/2183/F was granted for the construction of a replacement 4 bedroom detached character house. This permission expired in December 2015. Interested parties should make their own enquiries to Wealden District Council

Property address: Riverhall Cottage, Wadhurst Road, Frant, East Sussex TN3 9EP



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



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