

Claphatch Lane

WADHURST, TN5

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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WADHURST, TN5

Occupying an exceptional rural position adjacent to the tranquil waters of Bewl Water, this remarkable converted oast house offers refined family living with an abundance of character.

Set within approximately 5 acres of beautifully established gardens and grounds, the property enjoys an extraordinary setting to be enjoyed throughout the seasons.

Extending to almost 3,000 sq. ft., together with a detached brick outbuilding, the house has been thoughtfully arranged over three floors, celebrating the character of the original oast while providing versatile accommodation perfectly suited to modern family life.

The heart of the house is an elegant kitchen and dining room, designed for both everyday living and effortless entertaining, flowing seamlessly into the principal reception room where generous proportions and beautiful natural light frame the surrounding landscape.

The charming breakfast room and snug, each occupying one of the original oast roundels, offer intimate spaces full of warmth and character, while a well-appointed utility room and cloakroom complete the ground floor.

The upper floors provide five beautifully arranged bedrooms, offering exceptional flexibility. The principal suite enjoys an en suite bathroom, complemented by a guest suite with its own en suite bathroom. Two roundel bedrooms provide an unforgettable feature of the home, alongside a



























further double bedroom, family bathroom and an impressive playroom or additional reception space.

The gardens and grounds are every bit as captivating as the house itself. Mature trees, sweeping lawns and established planting create a wonderful sense of privacy, while perfectly positioned terraces provide idyllic spaces for outside entertaining. Beyond the formal gardens lies an adjoining paddock, ideal for grazing, recreation or simply preserving the wonderful sense of openness, extending to approximately 5 acres.

A substantial detached brick outbuilding offers excellent storage, together with exciting potential for conversion into a studio or home office, subject to the necessary planning consents. There is ample private parking and space for a garage.

Set in the heart of the High Weald Area of Outstanding Natural Beauty with Bewl Water as an incredible backdrop. Bewl Water is a beautiful reservoir with over 800 acres of water surrounded by rolling hills and woodland. Bewl Water boasts an impressive range of wildlife variety along with water activities, cycling, walking and horse riding.

Located only 4 miles from the delightful market town of Wadhurst, named the best place to live in the UK by the Sunday Times in 2023.

Mainline rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street operate from Wadhurst (3.7 miles), and Tunbridge Wells (9 miles) stations. There are a number of well-regarded schools in the area in both the state and private sectors including Marlborough House and St Ronan's in Hawkhurst, Dulwich Preparatory School in Cranbrook, Benenden School, Holmewood House Preparatory School in Langton Green, Sevenoaks School, Tonbridge School, Kent College (for girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge.







Offers Over £1,650,000
Subject to Contract

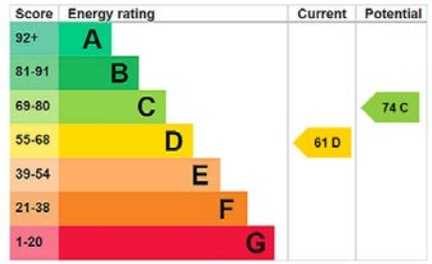
Local Authority: Rother District Council

Council Tax Band: G

Tenure: Freehold

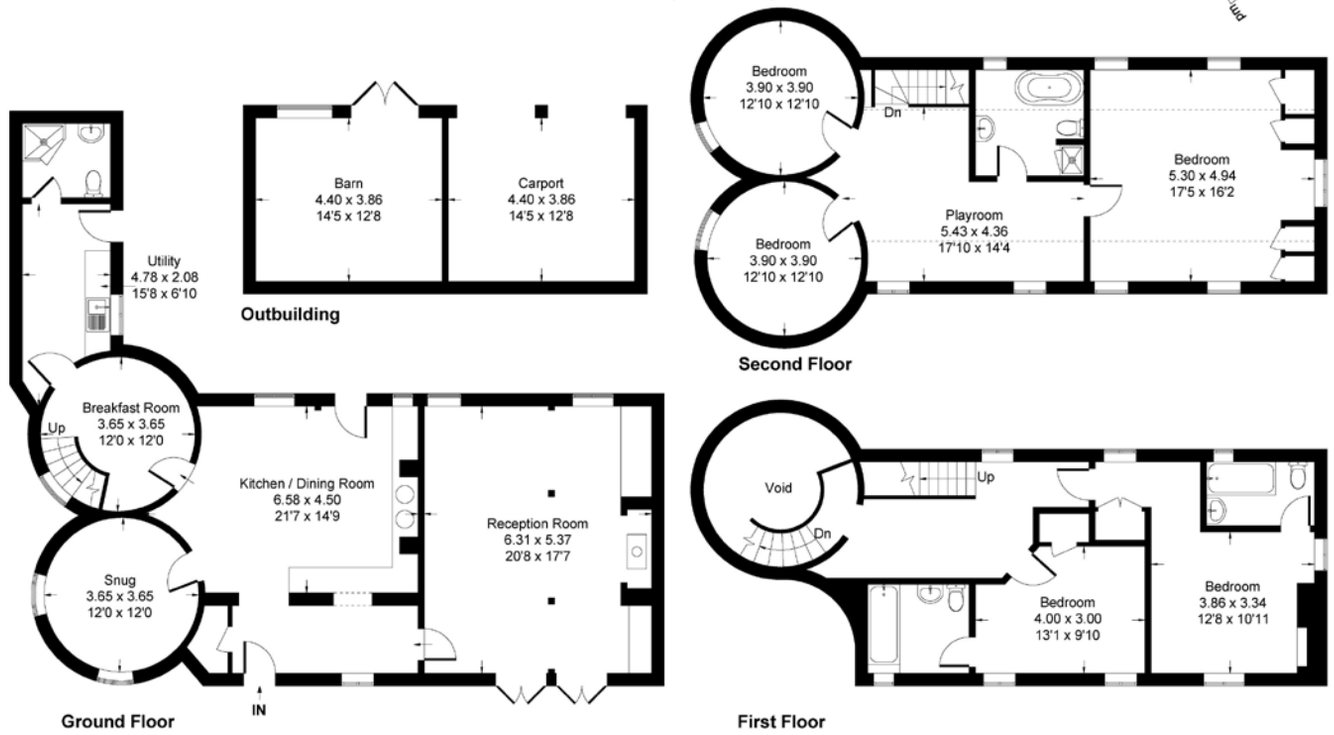
Reference: CHB260019

Approximate Gross Internal Area:
2,548sq.ft



Claphatch Lane, Wadhurst, East Sussex TN5

Approximate Gross Internal Area = 236.7 sq m / 2548 sq ft
Outbuilding = 34.5 sq m / 371 sq ft
Total = 271.2 sq m / 2919 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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