



'Our Focus Determines Your Reality'



Primmers Green
Wadhurst
East Sussex
TN5 6DU



Entrance Hall * Drawing Room * Sitting Room * Family Room
Dining Room * Study * Kitchen/Breakfast Room * Utility Room
Cloakroom * Cellar * Wine Store/Cellar

Principal Bedroom Suite
Six Further Double Bedrooms,
One Ensuite Jack 'n' Jill Bath/Shower Room
Two Family Shower Rooms

Grounds Approximately 1.22 Acres
Two Bay Car Port/Store/Garage * Off Road Parking



IMPRESSIVE UNLISTED PERIOD COUNTRY HOME

This impressive country home with far reaching views across the adjoining countryside is believed to date from the mid to late 18th century with later sympathetic additions and a top to toe renovation during the current tenure. A period home with all the benefits of modern living, sitting in manicured garden and grounds of approximately 1.22 acres, and located on the outskirts of the sought-after market town of Wadhurst.

Spanning three floors, in addition to the two cellars, the accommodation consists of an entrance hall, a drawing room with fireplace together with a log burning stove and bay window, a double aspect formal dining room with doors opening to the terrace, a spacious light-filled kitchen/breakfast room with roof lantern and doors to outside, a utility room, boiler room and airing cupboard, and a family room; there is a double aspect sitting room and a study, both of which enjoy fireplaces with log burning stoves, whilst a cloakroom completes the ground floor. A staircase leads to the older of the cellars which, as a wine cellar, has extensive bottle racking, the second cellar is accessed via two staircases, from the entrance hall and the utility room.

On the first floor the substantial landing leads via three steps to the principal bedroom suite comprising a double bedroom, dressing room and bath/shower room. There four further double bedrooms, all with built-in storage, whilst one shares the Jack 'n' Jill bath/shower room, a shower room completes the accommodation on this floor.





A staircase leads to the second floor where there are two further double aspect, double bedrooms, a shower room and a dressing room. There is extensive, unmeasured attic space with access from the shower room and the dressing room.

OUTSIDE

A herringbone brick path leads from the boundary wall to the front door bisecting the lawn to the front and bordered on each side by mature hedging. Double electric gates open onto the drive leading to the oak framed double bay car port, garage and attached log store.

The enclosed grounds are laid predominantly to lawn with areas of paved terracing wrapping around the house, from which paved steps lead to the elevated lawn. Attractive, well-established flower and shrub beds border the terrace, whilst a variety of mature trees and hedging form the boundaries.



WADHURST

The village of Wadhurst offers a good selection of local amenities and shops including greengrocer, delicatessen, supermarket and clothing shop.

More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells. With recreational amenities within easy driving distance including sports and leisure facilities, theatre, cinema and numerous restaurants.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area. For further details visit <https://www.eastsussex.gov.uk/education-learning/schools> or <https://www.kent.gov.uk/education-and-children/schools>.

The A21 offers excellent links to the M25 and other motorways. The mainline station at Wadhurst offers trains to London Bridge and Charing Cross.



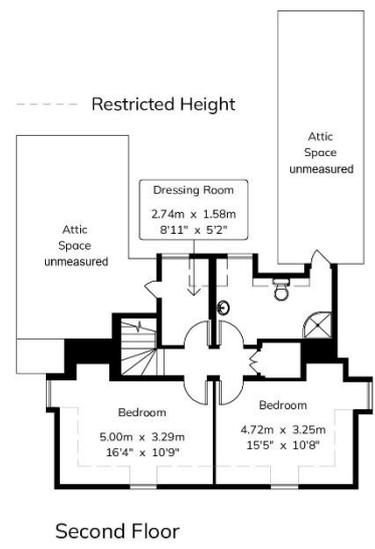
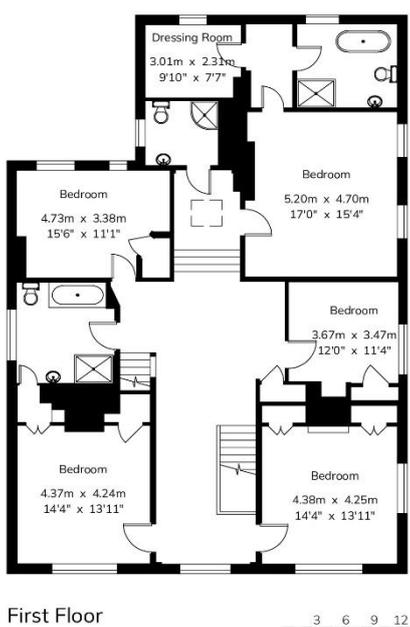
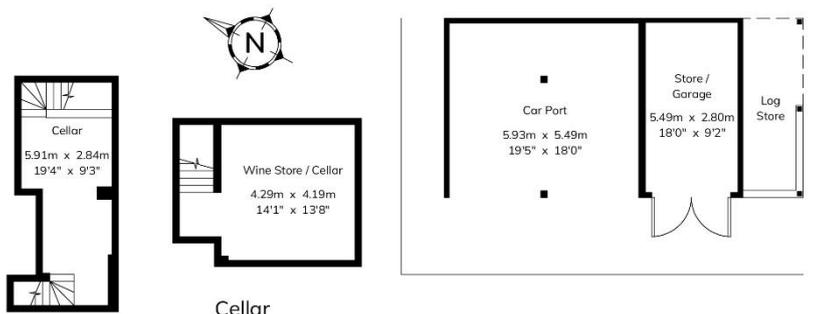
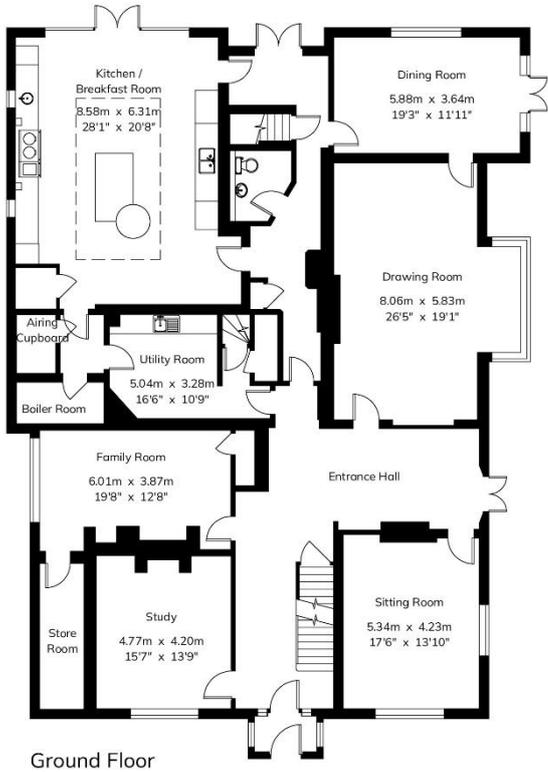




Primmers

House - Gross Internal Area : 588.7 sq.m (6335 sq.ft.)
 (Including Cellar, excluding Attic Space)

Car Port / Store - Gross Internal Area :
 48.2 sq.m (518 sq.ft.)



SERVICES

Mains electricity, water and gas. Gas fired central heating. Shared Klargester Sewage Treatment plant.

Wealden District Council - Council Tax Band H

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com