



Lambert & Foster



THE LODGE

TIDEBROOK PLACE | TIDEBROOK | TN5 6PQ

A unique detached lodge house situated on a quiet rural lane with lapsed planning permission to extend with huge potential

*EARLY VIEWING RECOMMENDED
NO CHAIN*

Guide Price: £790,000



THE LODGE

TIDEBROOK PLACE | TIDEBROOK | TN5 6PQ

An opportunity to purchase an original lodge house with the benefit of lapsed planning permission to extend. In need of renovation but with great potential to be a well-sized family home in a charming private setting. The popular hamlet of Tidebrook is located between the historic villages of Mayfield and Wadhurst, both offering a good range of local shops and schools, including village primary schools and the renowned Mayfield School for Girls and Uplands Senior School in Wadhurst.

The current owners applied for planning permission in 2012 to extend the ground floor to provide an additional bedroom, new entrance hall and open-plan kitchen and family room. The main entrance to the property is to be off the newly created driveway and garage area rather than the original entrance, which is on the opposite side and adjacent to the private access road to Tidebrook House. The current layout provides three reception rooms, including a light and spacious sitting room with open fire and a master bedroom with a generous sized en-suite bathroom and charming balcony overlooking the gardens. Currently, there are four bedrooms, three located on the ground floor. The property needs updating to create a beautiful family home set in peaceful surroundings with delightful countryside views and its own generous gardens.

The property is set within a designated Area of Outstanding Natural Beauty with a wealth of local walks close by and located close to two charming quintessential Sussex villages, offering a wealth of local amenities on the doorstep. Wadhurst railway station is approximately 5-minutes' drive with regular services into London.

Gatwick Airport is about 40 miles to the west. The regional centre of Tunbridge Wells is about 8 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres alongside the historic Pantiles offering regular music events and dining out venues.



- Total floor area approximately 2134 sq.ft.(198.2 sq.m.)
- Unique and flexible layout with potential
- Three reception rooms
- Kitchen/breakfast room
- Downstairs family bathroom
- Master bedroom with En-suite bathroom and balcony
- Three further bedrooms
- Private driveway
- Permission granted for triple garage (footings started)
- Charming, paved terraces around the house
- Countryside views
- Lapsed planning permission (from 2012) to extend the ground floor WD/2012/1127/F
- In need of refurbishment and updating
- NO CHAIN

GENERAL

Tenure: Freehold

Services: Mains services (electricity and water) connected but not tested.

Connection available for oil fired central heating

Local authority: www.wealden.gov.uk

Council tax: Band: F **EPC:** E

VIEWING

By appointment only.

Sussex Office: 01435 873999.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

The Lodge, Tidebrook Place, Tidebrook, Wadhurst, TN5 6PQ

Approximate Area = 2134 sq ft / 198.2 sq m

Garage = 497 sq ft / 46.1 sq m

Total = 2631 sq ft / 244.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for Lambert and Foster Ltd. REF: 1003792

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

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77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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