



Southrise

Forewood Lane | Crowhurst | Battle | East Sussex | TN33 9AB

FINE & COUNTRY



# Seller Insight

“A chalet style house in beautiful surroundings, this stunning detached property has been lovingly restored by the current owners into an exquisite home. “When we first saw Southrise in 1997, the front porch was covered in brambles and the garden was a muddy field,” they say. “Inside the house was still in the twenties. But the panelled drawing room, the solid construction and the extensive land told us there were possibilities to make this our ideal home.”

Since moving in two decades ago, the owners have made various improvements to the property to realise the potential they initially saw in it. “We have had a major rebuild to concentrate the living area to the south side and introduce more light into this area,” they say, “creating a bright and airy kitchen/dining/orangery area, the bedrooms being mainly on the north side of the house. We have made a utility room with an entrance to the rear patio, and created a second floor with a TV room/study area and a double bedroom with en suite shower room. In addition, we have created two modern wet rooms on the ground floor and insulated the house to a modern standard. A modern plumbing system and oil fired central heating have been installed, as has a modern sewage treatment plant; the entire roof has been re-laid.”

The house is perfectly placed to make the best of its idyllic situation. “As the sun goes up in the morning it lights up the front south facing veranda and later in the morning it lights up the open plan dining room/kitchen/orangery,” say the owners. “At midday the whole front of the house and the garden is bathed in light, yet the foliage of the woodland provides shade during the hottest day. In the afternoon the dining room/kitchen/orangery is lit up from both the south and west and as the sun starts to go down the rear patio and the area outside of the orangery provides the perfect spot to bathe in the last rays of the sun.”

The extensive grounds surrounding the house have also had a lot of love and care put into them. “We have landscaped the rear garden, drained the lower front garden and added woodland with a lake at the rear of the property,” say the owners, “also creating a new grand entrance to the front of the house with a turning circle and guest parking. The garden and woodland is a simply wonderful adventure land for children and adults alike, the swimming pool being another favourite addition to the property.”

“The village surroundings were and are important for us,” continue the owners. “The village is safe, it has a vibrant community with its own newspaper, its own societies and its own church, school and pub. The population of Crowhurst is about 900 and the mainline station to Charing Cross is less than 300m away. From there it’s a short journey to the shops in Tunbridge Wells, Eastbourne or Hastings. It is 10 minutes to the shops in Battle or to Sainbury’s or Tesco. There is a good primary school within walking distance, while excellent transport is provided to a good secondary state school in Battle and Grammar schools in Tunbridge Wells and Tonbridge. Two bypasses have opened recently and fast train access to Kings Cross is moving closer and closer. Gatwick is now only one hour away by car.”

“Southrise has given our growing family an adventure land of possibilities. The multiple areas allow us and our guests to find the perfect space to live, work and relax whatever the time of year, whatever the weather.”

“We will always fondly remember the times when after a busy day, a 10 minute walk around the garden or a row on the lake would clear the mind and refresh the soul.”

“The dining room/kitchen/orangery and its outside area is our favourite during the summer, and the panelled drawing room in front of a warm fire is our choice on winter evenings.”

“We have had garden parties with 100 guests and parties with 35 house guests - half slept in the house and the rest in the pool house, the garden shed and tents. More intimate Christmas family gatherings of 8-12 people have become an annual event. Even on the fourth or fifth day people are not tired of each other as there are plenty of rooms and corners to be on your own and rest your head for a while!”

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## Southrise

This beautiful detached family home sits back from the road and is approached by an elegant circular carriage style driveway surrounded by landscaped gardens, and with a path that leads to the splendid open veranda and main entrance. Originally a bungalow built in the 1920's, this lovely home has been extended over time. More recently the current owners have changed the layout of the rooms, moving the kitchen to the front to make a large open plan area for entertaining and building a gorgeous Orangery style garden room that really makes the living areas light and bright and flow into each other. The drawing room is more formal and traditional with stunning wood panelling to one wall and an open fireplace. The reception hall is used as a library and has lovely original parquet flooring that matches the drawing room and follows out into the rear hall. The master bedroom has doors to the rear terrace and the en-suite boasts a sleek modern walk in wet room style shower, as well as a traditional bath. This is mirrored with the family bathroom, plus there is an additional shower room too. The bedrooms on the ground floor have been laid out to allow for the potential to make an annexe, as there is also a side entrance. The current owners have also added a suite of rooms to the first floor, with an open plan family room, bedroom and en-suite shower room.

Outside there is the wonderful formal driveway to the front, as well as a second drive that leads around to the garage and car barn that adjoins the home. Through the car barn is an arched doorway that leads out to the large terrace at the rear of the home and has a great feel to it, almost like a large courtyard with landscaped gardens and steps that lead up to the lawn. There is plenty of outside storage with a large timber shed as well as the pool house. There is a lovely circular swimming pool with a small terrace and further into the garden sits your small lake, complete with jetty for launching a dinghy! The lake itself is surrounded by trees, giving a slightly wooded feel to the end of the garden, and the plot is around 1.5 acres in total.

Situated on the approach to Crowhurst village, you are able to walk to the centre and jump on a train to London Charing Cross and being there in around 90 minutes, making this the ideal escape to the country. For schooling, there are a selection of private schools including Battle Abbey, Claremont Prep and Vinehall all close by. Claverham community college is extremely sought after and there is the primary school in Crowhurst itself. Set between the towns of Battle and Hastings there are a varied selection of shopping facilities from boutiques and shopping malls, as well as main supermarkets. The coastal attractions of Hastings are a huge draw in the summer months and the historic town of Battle is full of sights to see and enjoy.

**ENTRANCE PORCH** Double doors and windows look out over the driveway and front garden. Glazed internal doors lead into the reception hall. Tiled flooring with underfloor heating.

**RECEPTION HALL** Range of fitted bookcases to two walls. Double doors open to the kitchen/dining room. Door to the drawing room. Arched doorway to the hall. Original parquet flooring.

**DRAWING ROOM** Large windows and door leading out to the veranda at the front. Bespoke wooden panelled wall fitted with display cabinets, book shelves and fitted cupboards below. Feature fireplace with wooden mantle, tiled hearth and surround. Open fire grate. Further display cabinet with glass shelving. Original parquet flooring.

**KITCHEN/DINER** The dining area has large windows and doors to the front veranda. Large open space with plenty of room for a table and chairs, as well as sofas. Open plan to the kitchen. Double doors lead into the orangery. Parquet flooring.

The kitchen has two further windows overlooking the side garden. Fitted with a range of cabinets shipped from Sweden including white shaker style units with matching butchers block wooden work tops. Large breakfast bar with wooden top. Inset double stainless





steel sink and polished drainer. Inset induction hob with extractor hood over. Eye level combination oven/microwave and large fan oven. Integrated dishwasher. Pair of large cupboards with full height Miele refrigerator and Miele freezer. Large roof lantern and inset spotlights. Oak faced flooring. Door to the rear hallway.

ORANGERY Fitted with windows all around and doors that open onto the side garden and patio. Tiled flooring with underfloor heating.

INNER HALLWAY Porthole window to the side and door to the side. Fitted with a boot room area for coats and shoes with storage. Roof lanterns for natural light. Display alcoves. Built in cupboard with shelving and with the water tanks. Parquet flooring to the front of the hall with ornate turned staircase leading to the first floor and tiled flooring to the boot room area. Pull down stainless steel seat for removing shoes. Further inner hallway leading to bedrooms two and three has an illuminated display alcove and access to loft space.

OFFICE/ BEDROOM 5 Window to the side overlooking the side garden. Oak faced flooring.

BATHROOM Window to the side. Fitted with a corner bath, walk in wet room style shower cubicle with rainfall shower head, wash hand basin and W.C. Part tiled walls and tiled flooring with underfloor heating. Heated ladder style towel rail.

UTILITY ROOM Door out to the rear terrace. Range of units with inset sink unit, fitted pantry style cupboard and matching worktop. Plumbed in washing machine, together with tumble dryer. Tiled flooring.

MASTER BEDROOM Large windows looking out over the gardens at the rear; and glazed door opening onto the terrace. Large walk in wardrobe with hanging rails and shelving. Further fitted wardrobe. Feature open style fireplace with tiled hearth. Parquet flooring. Door to en-suite.

EN-SUITE Large window to the rear. Fitted with a range of units for storage. His and hers vanity sinks in matching units. Large bath with hair wash attachment. Fitted illuminated mirrors above each sink unit. Large walk in wet room style shower cubicle. Fitted towel rail. Part tiled walls and tiled flooring with underfloor heating.

DOORWAY FROM INNER HALLWAY LEADING TO POTENTIAL ANNEXE Potential two bedroom annexe area could be created incorporating bedrooms 2 and 3, together with the Shower Room.

BEDROOM 3 Large window overlooking the side. Fitted wardrobe cupboard and built in shelving. Wooden flooring.

BEDROOM 2 Large window overlooking the front garden. Range of fitted wardrobes. Wooden flooring.

SHOWER ROOM Frosted window to the rear. Fitted with a corner shower cubicle, W.C. and wash hand basin. Tiled flooring.

LANDING FROM INNER HALLWAY Staircase leads up to the landing on the first floor which is open plan to the family room. Fitted with two dormer windows to the rear and a lunette window to the side. Wooden flooring. Could be used as bedroom 6 if a partition were fitted.

BEDROOM 4 Dormer window to the rear and velux window to the front. Built in fitted wardrobe. Wooden flooring.

EN-SUITE Velux window to the front. Fitted with shower cubicle, W.C. and wash hand basin. Tiled flooring with underfloor heating.

OUTSIDE

CAR BARN Large open style garage and storage area with arched gate leading to the rear garden. Door to the enclosed garage.

GARAGE Electric up and over door to the front and windows to the side. Power and light.

SWIMMING POOL Circular swimming pool with steps and cover. Good size decked terrace around the pool.

POOL HOUSE Timber built summer house housing pool controls and providing storage and changing facilities. Power sockets.

SMALL LAKE Lovely feature lake with wooden jetty. Surrounded by light woodland.

REAR GARDEN Fabulous landscaped gardens, carefully laid out to provide numerous seating and







entertaining areas and stocked full of mature plants and shrubs. Large paved terrace at the rear which is the ideal eating area, with brick built walled surround and raised beds full of flowers and heathers. Steps lead up to a higher level, again stocked full of shrubs and mature planting and an assortment of fruit trees. Swimming pool and pool house are off to one side, with a further timber shed on the opposite side. A nice area of light woodland leads to the lake and this also extends for a short distance making the plot L-shaped and around 1.5 acres in total. To the side of the house is another shingled patio area with access from the orangery.

**FRONT GARDEN** An impressive entrance to the property with a more formal landscaped feel and stocked full of mature plants, trees and shrubs. A brick built path and steps lead up to the front of the property and the lovely open veranda.

**VERANDA** Timber built open veranda with decked patio runs for the whole length of the home and has doors from all rooms that open out on to the veranda, making it an integral part of the home and great for entertaining.

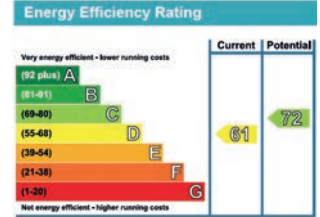
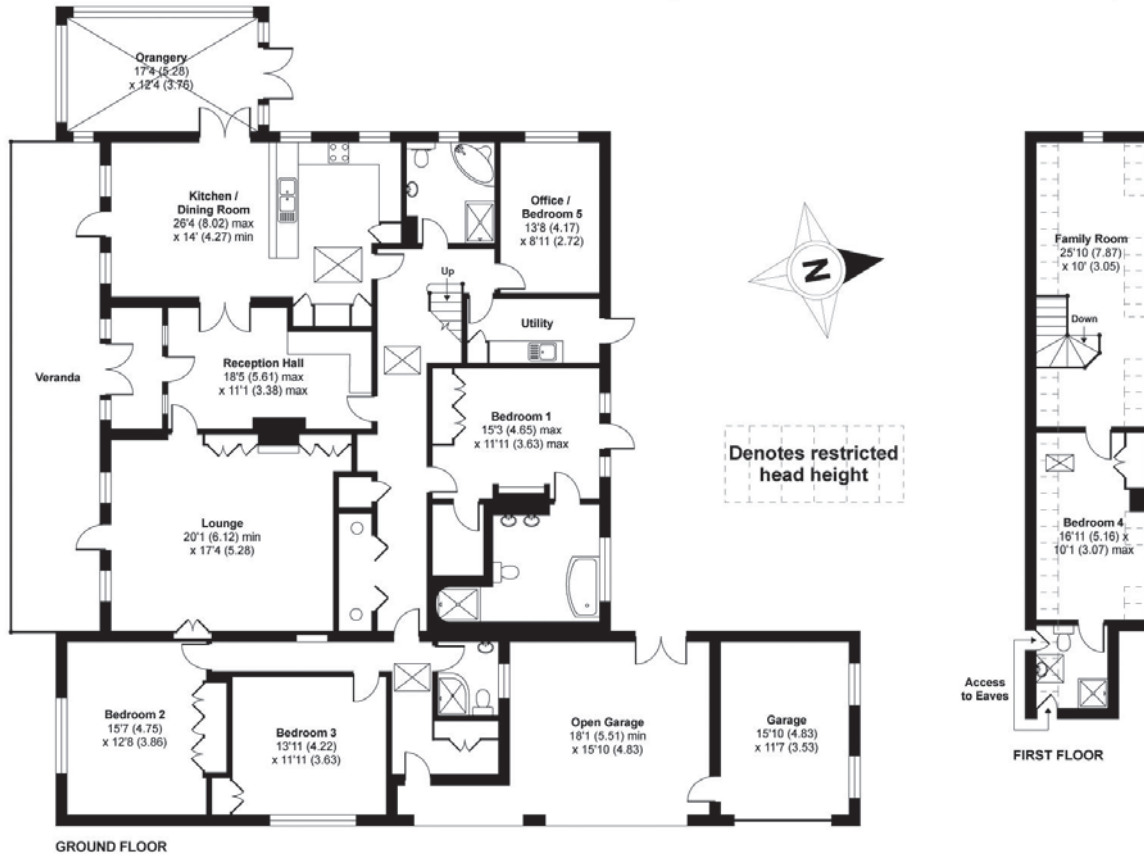
**DRIVEWAY** There are two driveways to the property with the first being the impressive circular carriage style driveway at the front of the home with circular box hedging and traditional style lamp post. The second runs up the side of the house to the car barn and garage.





# Forewood Lane, Crowhurst, Battle, TN33

APPROX. GROSS INTERNAL FLOOR AREA 3107 SQ FT 288.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



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