

HIGH CROSS HOUSE

ROTHERFIELD • EAST SUSSEX







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A beautifully presented Georgian house, situated in an area of outstanding beauty within 45 min train commute of London. Set in around 10 acres it comes with a self-contained cottage, heated pool, tennis court, Victorian walled gardens and paddocks.

Accommodation

Drawing room • Dining room • Family room • Kitchen/breakfast room • Study • Boot room • WC

Play/cinema room • Gym • Cellar • Larder

Master bedroom with dressing room and en suite bath and shower room • Bedroom with en suite
Four further bedrooms and a family bathroom

Cottage

Sitting/dining room • Kitchen • Bedroom/study • WC • Two bedroom and a family bathroom

Pool House with Neptune kitchen, entertaining space with open fireplace and shower room

Swimming pool • Tennis court • Arboretum • Victorian walled garden • Paddock • Triple garage

Total 706.7 sq m (7,605 sq ft)

In all about 10 acres

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Situation

High Cross House is situated in a semi-rural position, about two miles from the popular village of Mayfield, with its excellent amenities including a butcher, baker, chemist, greengrocer, hairdressers, florist, delicatessen, cafes, G.P., decorating shop, boutiques, general store/post office primary school and pubs. Further local amenities are available in Rotherfield, just over a mile away, including a G.P.'s surgery, primary school, antiques shop, chemist, post office and general store.



Tunbridge Wells (about 8 miles) offer a good selection of supermarkets, high street shops and leisure facilities.



Mayfield Primary and Mayfield School for Girls, Skippers Hill Preparatory (Five Ashes), Bedes in Upper Dicker (a bus stop close to the property), The Beacon (Crowborough), Holmewood House (Langton Green), Wadhurst and Heathfield Community Colleges. Public schools in Tonbridge, Sevenoaks, Eastbourne and Benenden.



Crowborough (Jarvis Brook), 2.5 miles, Wadhurst, 6.5 miles, Tunbridge Wells, 8.2 miles.



The A22 and the A26 to the West and the A21 to the East provide access to the M25, the south coast, Gatwick and Heathrow airports, the Channel Tunnel Terminus and coastal ports.



High Cross House

High Cross House is a most attractive and well maintained country house, originally dating back to c1780, with a substantial extension added in 1869-70. The house boasts classic Georgian proportions with high ceilings, bay windows and typical period features such as elegant fireplaces, dado and picture rails and panelled doors with decorative architrave.

Unexpected features include a grand atrium with glass roof and a beautifully fitted oak kitchen with granite worktops. There are six bedrooms and three bathrooms located on the first floor.









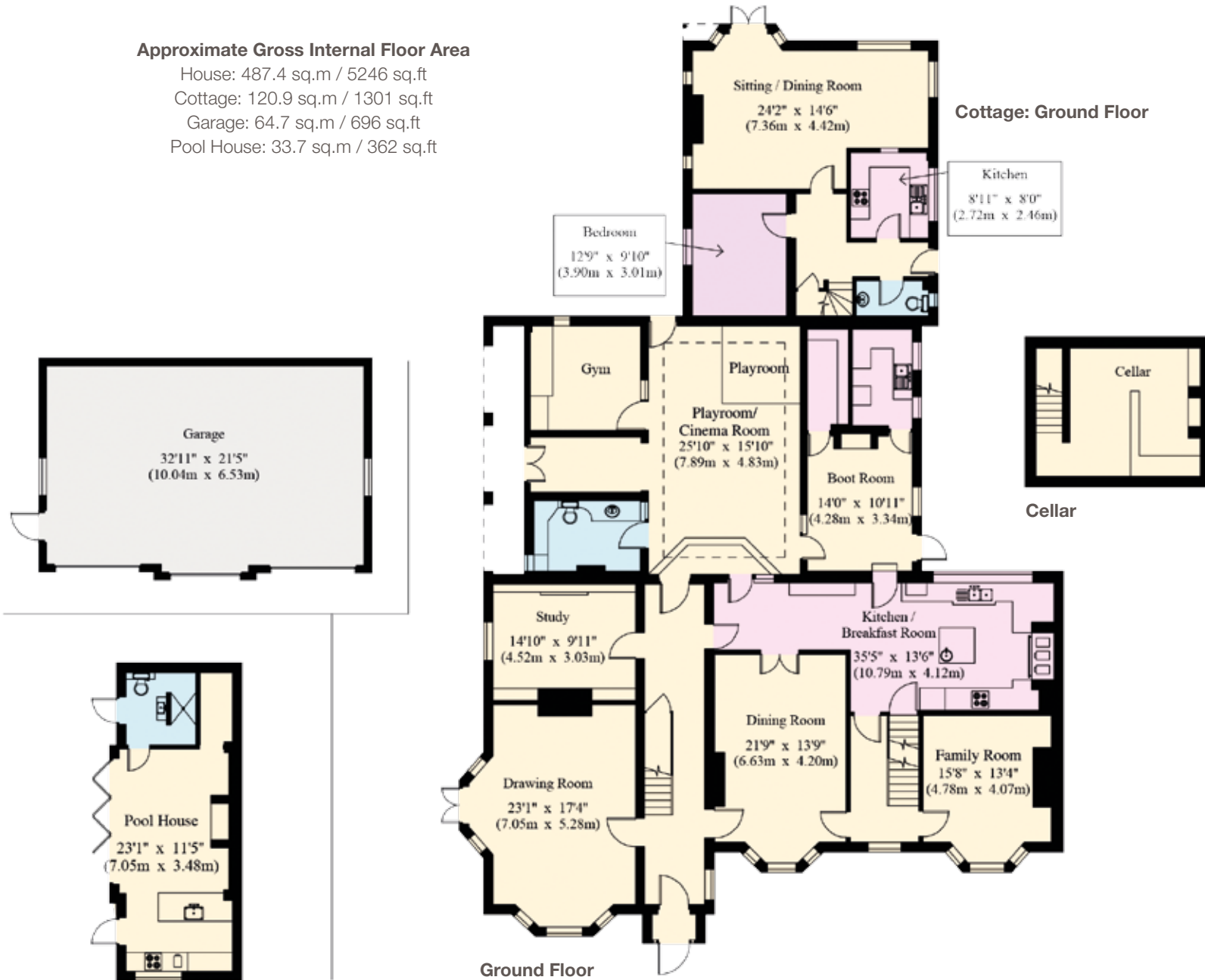


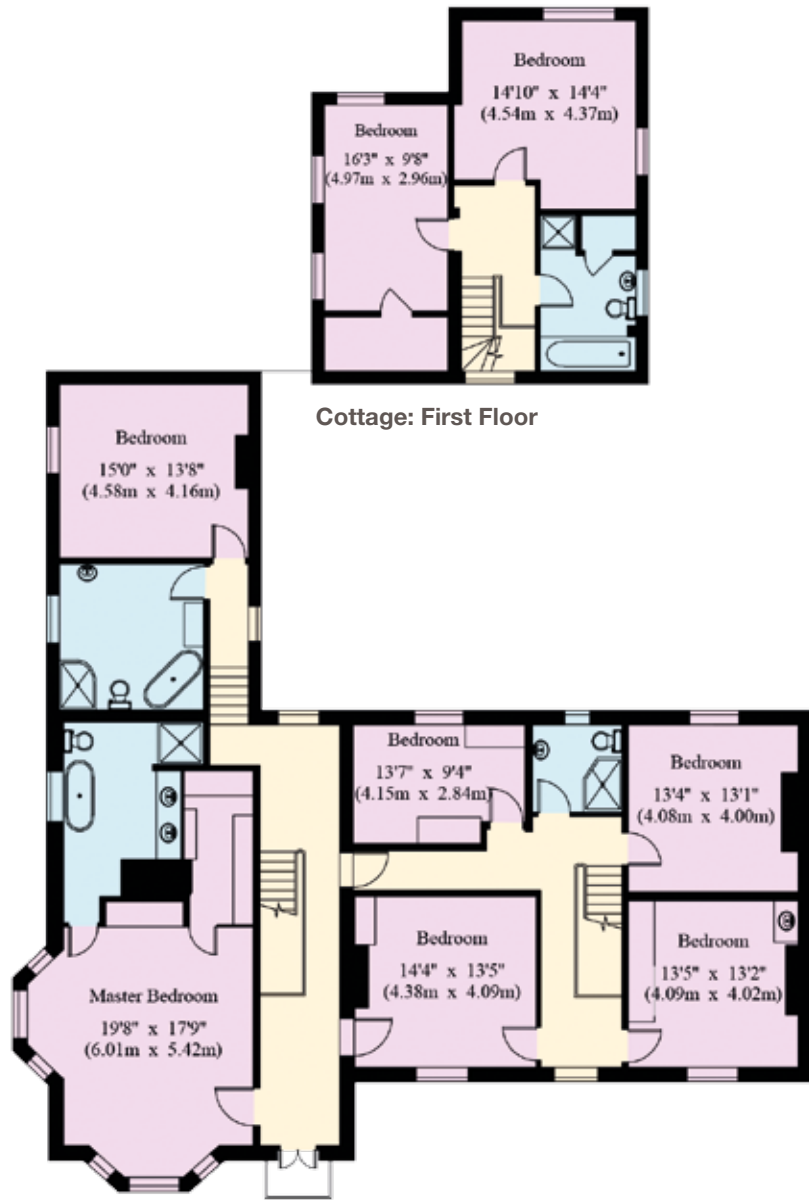


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

House: 487.4 sq.m / 5246 sq.ft
 Cottage: 120.9 sq.m / 1301 sq.ft
 Garage: 64.7 sq.m / 696 sq.ft
 Pool House: 33.7 sq.m / 362 sq.ft





Cottage

Attached to the house, the former stables were converted in 1998 to provide a beautifully presented self-contained 2/3 bedroom cottage with an outlook over the walled garden to the rear of the house.





Gardens and grounds

The house is located off the Bicycle Arms Road, which runs between Argos Hill and Rotherfield. The house is well screened from the road but enjoys an outlook from the first floor over the fields across the way. The approach to the house is via a set of electric gates and video calling, which open onto a turning circle around an ancient oak tree. Beyond this there is a parking area for several cars in addition to a detached triple garage with electronically operated doors.

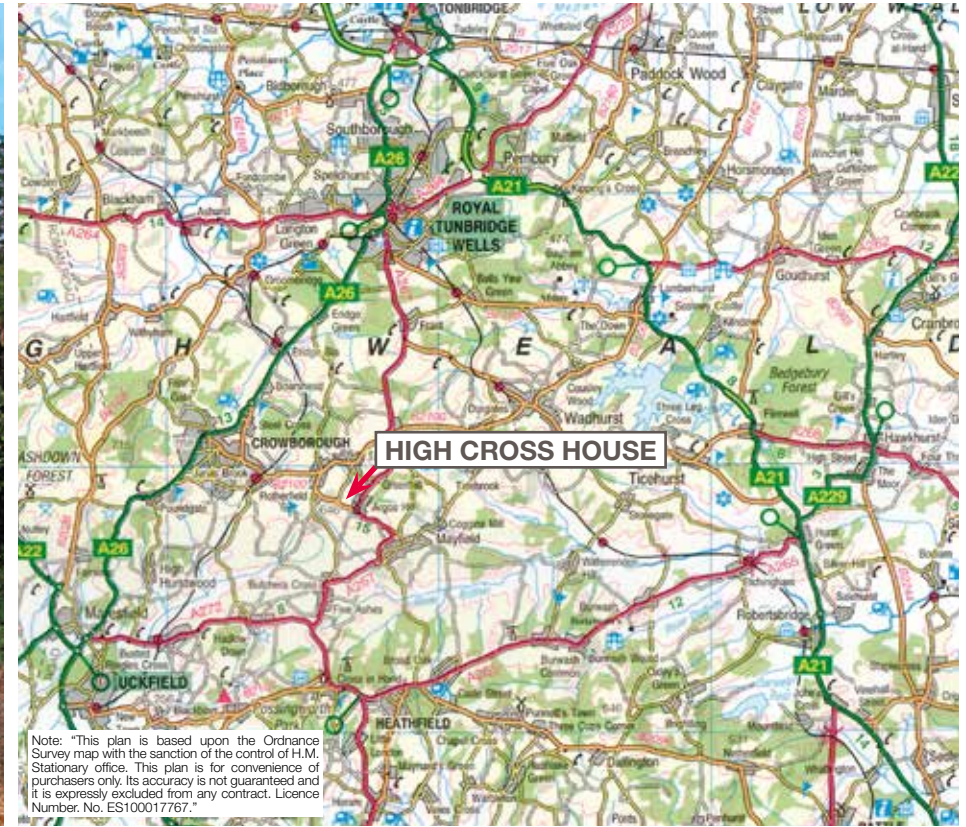
To the side of the house is a brick paved terrace, which wraps around the cottage and continues to the other side of the house where there is a lovely arcade, accessed off the atrium.



The terrace looks out over the gardens, the majority of which are located at the rear of the house in a large Victorian walled garden with views to an old post windmill. There is a heated swimming pool in the far corner with a stunning poolhouse with Neptune kitchen with Smeg appliances, open fire place, underfloor heating, shower room, full changing room facilities ample storage, wine fridge, washer/dryer, dishwasher and bar. The garden includes a vegetable area, has well stocked beds around the perimeter and dotted across the lawn. Beyond the garden and through the individually designed wrought iron gates is a strip of land that has been carefully planted with a beautiful array of specimen trees to form an arboretum. There is a newly laid tennis court beyond the wall to the North of the swimming pool. The remaining grounds are divided into paddocks (3 principal plus 2/3 smaller enclosures, one of which has the concrete footings of a former stable block).







Services

The owners have informed us that there is Mains gas-fired central heating, mains water, electricity and drainage.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

Directions

From Tunbridge Wells, head South on the Frant Road (A267) out of town, through Frant village and Mark Cross. On reaching Argos Hill, proceed for about 650 metres, then turn right into Bicycle Arms Road towards Rotherfield on the B2101. The gated entrance to High Cross House will be found after about 0.3 miles on the right-hand side.

Local Authority

Wealden District Council - 01892 653311.

Viewing

Viewing is strictly by appointment only through Knight Frank.

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