



KINGSBURY HOUSE, FIVE ASHES ROAD, CASTLE HILL, ROTHERFIELD, EAST SUSSEX, TN6 3RS

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



A fine 1930's detached country house offering accommodation of 4,807 sq. ft. occupying gardens and grounds of about 2.291 acres, affording breath-taking far reaching rural views across the adjoining fields and rolling countryside. Kingsbury House has been sympathetically modernised and improved by the current owner retaining features inherent with the 1930's to include parquet flooring, brick and tile fireplaces and some oak beams. The grounds and outside space are a particular feature with a flagstone terrace spanning the rear of the house beyond which are areas of rolling lawn interspersed with numerous mature trees and shrubs and bound by thick natural hedging and post and rail fencing enjoying a stunning outlook. There are approximately fifteen acres of adjoining land and paddocks and an additional seven acre paddock which are available to purchase via separate negotiation. The generously proportioned accommodation spans three floors and comprises in brief on the ground floor a covered entrance, an elegant reception hall, a cloakroom, a separate study, a double aspect drawing room with open fireplace, an elegant separate dining room with parquet flooring and brick and tile fireplace, a kitchen/breakfast room, beautiful utility room, a sitting room and a fine sun room which enjoys a stunning outlook across the gardens and grounds. The first floor provides a double aspect master bedroom with stunning views, a large walk-in wardrobe and en-suite bath/shower room, three further spacious double bedrooms, two of which have en-suite facilities and a further single bedroom. The second floor has a large double bedroom connecting to a further room and extensive eaves storage; this has potential to convert to provide additional accommodation/bathrooms subject to the necessary consents. Outside the property is approached via a long private driveway which leads to a substantial parking area to one side of which is a large detached double garage adjoining which is a covered walkway. The gardens and grounds surround the house on all sides and provide a fine backdrop within which is a pretty and mature lily pond, a large vegetable garden and a long covered walkway over which is a pergola which in turn offers a spectacular view across the adjoining paddocks and countryside. EPC Band E. Chain Free.





PORCH: oak front door into: **RECEPTION HALL:** 17'3 12'6 oak staircase rising to the first floor landing, parquet flooring, exposed oak timbers, glazed double doors into: **SUN ROOM:** 11'5 x 8'7 windows overlooking the rear of the property enjoying spectacular views across the gardens, grounds and rolling countryside beyond, twin glazed doors opening to the terrace and gardens, quarry tiled flooring.

CLOAKROOM: comprising low level WC with concealed cistern, wash basin, under-stairs storage cupboard, opaque window to front, part tiled walls, quarry tiled flooring.

STUDY: 13'9 x 10'8 window overlooking the rear of the property enjoying fine far reaching rural views, brick fireplace with recessed cast iron wood burning stove, tiled flooring.

DINING ROOM: 17'3 x 16'2 window overlooking the rear of the property enjoying spectacular far reaching views across the gardens, grounds and woodland beyond, brick and tile open fireplace with timber mantle, exposed oak timber, parquet flooring, recessed spotlighting.

SITTING ROOM: 16'1 x 15' double aspect room, window overlooking the front and side of the property, open fireplace with brick surround, stone hearth, recessed cast iron wood burning stove.

DRAWING ROOM: 21' x 17'4 double aspect room, windows overlooking the side and rear of the property enjoying stunning views across the gardens and grounds beyond, open fireplace with marble insert and hearth, decorative surround, exposed oak timbers, picture rail.

KITCHEN/BREAKFAST ROOM: 23'1 x 11'11 fitted with a matching range of 'shaker' style units to eye and base level and comprising one and a half bowl single drainer ceramic sink unit with free standing mixer tap, cupboards and concealed dishwasher beneath. Adjoining Corian work surfaces, further range of units to eye and base level, integrated freezer, large tall standing built-in fridge, further units to eye and base level, triple built-in shelved storage cupboards, walk-in larder with slate shelving, window to front, tiled surrounds, recessed spotlighting, breakfast bar providing seating for 2.

UTILITY ROOM: 14'4 x 11'9 comprising single bowl single drainer stainless steel sink unit with free standing mixer tap, cupboards and space for domestic appliance beneath. Further work surfaces with units above and below, ample space for domestic appliances, window to rear, heated ladder style towel rail, tiled flooring.

REAR LOBBY: secondary staircase rising to the first floor part glazed stable style door opening to the covered walk-way.

SEPARATE WC: comprising low level WC, vanity unit with inset wash basin, part tiled walls, opaque window to side, tiled flooring.

From the reception hall a wide oak staircase rises to the **GALLERIED FIRST FLOOR LANDING:** windows overlooking the front of the property, linen room with window to rear, further store room with window to rear. **INNER LANDING:** window to side, deep walk-in eaves storage cupboard: secondary staircase rising to the second floor.

STUDY/BEDROOM: 10'6 x 7'10 window overlooking the front of the property, recessed spotlighting.

PRINCIPAL BEDROOM: 21'3 x 17'7 dual aspect room, windows overlooking the rear and side of the property enjoying spectacular far reaching rural views, built-in double wardrobe, **WALK IN WARDROBE:** 12'6 x 8' offering extensive hanging and shelving space, brick and tile fireplace with timber mantle over, recess spotlighting, door into: **EN-SUITE BATH/SHOWER ROOM:** fitted with a white suite and comprising enclosed double ended bath with wall mounted chrome mixer tap, fully tiled enclosed double width shower cubicle with wall mounted chrome shower unit, low level WC with concealed cistern, vanity unit with inset wash basin, fully tiled walls, recess spotlighting, heated ladder style towel rail, windows overlooking the side and rear of the property enjoying spectacular far reaching rural views across the gardens and countryside beyond.

BEDROOM: 17'7 x 16'5 window overlooking the rear of the property enjoying spectacular far reaching views across the gardens, grounds and countryside beyond, brick and tile fireplace with timber mantle over, built-in double wardrobe, recess spotlighting, door into: **EN-SUITE SHOWER ROOM:** comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, low level WC with concealed cistern, vanity unit with inset wash basin, tiled walls, heated ladder style towel rail, recess spotlighting.

BEDROOM: 16'2 x 15'2 double aspect room, windows overlooking the side and front of the property, built-in double wardrobe, recess spotlighting, door into: **EN-SUITE SHOWER ROOM:** comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, low level WC with concealed cistern, vanity unit with inset wash basin, tiled walls, heated ladder style towel rail, recess spotlighting.

BEDROOM: 12'6 x 10'11 window overlooking the rear of the property enjoying spectacular far reaching views across the gardens and grounds and countryside beyond, twin built-in wardrobes, brick and tile fireplace with timber mantle, recess spotlighting.

FAMILY BATH/SHOWER ROOM: fitted with a white suite and comprising enclosed bath, twin hand grips, wall mounted chrome shower unit, vanity unit with inset washbasin, fully tiled enclosed double width shower cubicle with wall mounted shower unit, bidet, low level WC with concealed cistern, tiled walls, windows overlooking the front of the property, recess spotlighting.

From the first floor landing a staircase rises to the: **SECOND FLOOR:** eaves storage cupboard, window to side. **BEDROOM:** 15'3 x 14'4 window overlooking the rear of the property enjoying a spectacular far reaching view across the gardens and grounds, recess spotlighting, built-in wardrobe, door into: **EXTENSIVE STORAGE SPACE:** 20'1 x 15' windows to rear, (this could be converted to provide further accommodation or a cinema room if required).

OUTSIDE

FRONT GARDENS

The property is approached via an electronically controlled five bar gate on brick pillars which leads to a **LARGE DRIVEWAY** providing parking for an extensive number of vehicles. Adjacent to the parking area is an **DOUBLE GARAGE:** 20'8 x 18'10 with up and over door, power and light connected. The garage is detached from the main house but connected via a large covered walkway providing an **IDEAL LOG STORE/SIDE STORAGE AREA:** 20'8 x 17'1.

GARDENS AND GROUNDS

A flagstone seating terrace immediately spans the width of the rear of the house the remainder laid to rolling lawns flanked by well stocked flower and shrub beds including banks of rhododendron. There is an attractive and wide part covered walk-way over which is a **PERGOLA** which affords spectacular views across the adjoining fields and countryside beyond. The grounds surround the house on all sides and offer peace and seclusion. Positioned to one side of the house there is a pretty and mature lily pond surrounded by further areas of rolling lawn. There is a large **VEGETABLE GARDEN** with several **GLASSHOUSES** and a **TIMBER SHED**, raised vegetable beds. This vegetable garden can be separately accessed from the driveway via a five bar gate. Located to the front of the house there are further areas of lawn flanked by mature trees to the corner of which is a large **CHICKEN RUN and SHED**. The gardens and grounds provide a fine setting and extend to about 2.291 acres. Immediately adjoining the property there are **ADJOINING PADDOCKS** which are enclosed by post and rail fencing and thick natural hedging, available via separate negotiation and extending to some fifteen acres and approx. seven acre paddock.



Five Ashes Road, Castle Hill, Rotherfield

Approximate Gross Internal Area
 House = 446.6 sq m / 4807 sq ft (Excluding Void)
 Cellar = 8.4 sq m / 90 sq ft
 Garage = 36.3 sq m / 390 sq ft
 Storage = 33.0 sq m / 355 sq ft



Energy Performance Certificate			
Property Name: Five Ashes Road, Castle Hill, ROTHERFIELD TN30 8JH			
Building type: Detached house	Address number: 2046-2054-2055-2056-2057	Date of construction: 20 August 2016	
Date of certificate: 20 August 2016	Type of assessment: Full EPC, existing dwelling	Total floor area: 400 m ²	
This EPC is accurate to:			
* Compare current energy performance to other properties of a similar type			
* Visit the site to see how energy and money is being conserved			
Estimated energy costs of electricity for 3 years		£ 12,307	
Class 3 green per year cost		£ 3,146	
Estimated energy costs of this house			
Lighting	Heating costs	Hot water costs	Relative energy ratings
2.111 over 3 years	2.422 over 3 years	2.732 over 3 years	
2.111 over 3 years	2.732 over 3 years	2.732 over 3 years	
2.111 over 3 years	2.732 over 3 years	2.732 over 3 years	
Energy Efficiency Rating The graph shows the relative energy efficiency of your home. The higher the rating the better your fuel bills are likely to be. The overall rating shows the effect of combining the recommendations on page 5. The average energy efficiency rating for a dwelling in England and Wales is shown in the background.			
The website you can visit to save money and make your home more efficient			
Recommended measures			
Measure	Cost	Energy saving	Annual fuel bill saving
1. Cavity wall insulation	£000 - £1,000	0.2, 7%	£2,780
2. Floor insulation - solid floor	£4,000 - £6,000	0.2, 7%	£2,811
3. Draught proofing - up to third floor	£200	0.2, 7%	£287
See page 5 for a list of recommendations for this property.			



FLOORPLANZ © 2015 0845 6344080 Ref: 152961

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

LOCATION

Kingsbury House is beautifully positioned on the rural outskirts of Rotherfield village, which is approximately one mile distant. The village forms an area of outstanding natural beauty and offers a strong sense of community and a good range of facilities including a general store, two pubs, hairdressers, a pleasant tea rooms and a greengrocers. A more comprehensive range of shopping and public services can be found at Crowborough which provides a range of supermarkets, a library, a popular leisure centre, individual shops and restaurants and a railway station (1.7 miles distant) which provides services to London is just over 1 hour. The stunning 6,000 acre Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books is also within very close proximity offering numerous outdoor pursuits and scenic walks. The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately 30 mins.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01892 662668

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.