



**SWEETHAWS LODGE, SHEEP PLAIN, CROWBOROUGH,
EAST SUSSEX, TN6 3ST**

**MANSELL
McTAGGART**
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STONE PORCH * RECEPTION HALL * CLOAKROOM * LARGE SITTING ROOM * GARDEN ROOM * SEPARATE DINING ROOM * DOUBLE ASPECT
DRAWING ROOM * KITCHEN * BREAKFAST ROOM * FIVE BEDROOMS * TWO BATHROOMS * INTEGRAL GARAGE * STUNNING GARDENS AND
GROUNDS EXTENDING TO ABOUT 1 ¾ ACRES

PRICE: £1,175,000 FREEHOLD

A country house of great character occupying gardens and grounds of 1 ¾ acres immediately adjoining the Beacon golf course and enjoying spectacular southerly views. This handsome Connors house, constructed in 1913 retains a wealth of features inherent with the era to include oak joinery, polished wood panelled doors, some stone and oak mullion windows, exposed brick and stone work and lattice windows throughout. The gardens and grounds are a particular feature laid to rolling lawn interspersed and flanked with a wide variety of mature shrubs and trees including banks of rhododendron with an outdoor heated swimming pool and pool house positioned to one side. In addition, there is a vegetable garden and seating terrace the whole extending to 1 ¾ acres and enjoying spectacular views towards the South Downs. The living accommodation comprises in brief on the ground floor, a stone porch, reception hall, cloakroom, a sitting room with fireplace and double doors opening to a garden room which affords fine views, a separate dining room, a magnificent double aspect 19'9 x 16' drawing room, a kitchen, a useful inner hall/utility area and a breakfast room. From the reception hall a staircase rises to a galleried first floor landing, five good sized bedrooms (bedroom 3 with private covered sun balcony), two bathrooms and a dressing room. Outside the property is approached via a mature coppice where the driveway splinters to the property. The grounds provide a fine backdrop to this impressive home with a gate offering direct access to the adjoining Beacon golf course.

Sweethaws Lodge is beautifully positioned behind an attractive coppice in a unique setting in the middle of the Beacon golf course forming part of the Crowborough Common. The property is approximately 2 miles from the centre of Crowborough with outstanding southerly views. The Sheep Plain is adjacent to the breath-taking Ashdown Forest the inspiration behind A.A. Milne's Winnie the Pooh book and falls within the High Weald area of outstanding natural beauty. Crowborough town centre offers an excellent range of shopping and leisure facilities including supermarkets and adequately covers everyday shopping needs. From Crowborough Station there is a direct train line to London Bridge in just under one hour.

ARCHED STONE ENTRANCE PORCH: leaded light window to side, imposing oak front door into: RECEPTION HALL: staircase rising to the first floor landing, wood block flooring, ceiling corning.

SITTING ROOM: 16'9 x 13'6 open stone fireplace with recessed cast iron grate, exposed brick work, ceiling corning, wood block flooring, leaded light glazed double doors with adjacent floor to ceiling side panels opening to the: GARDEN ROOM: 12'6 x 6'3 full width sliding patio doors opening to the terrace and gardens affording stunning views of the south downs, exposed stone work.

CLOAKROOM: fitted with a heritage style white suite and comprising low level WC, pedestal wash basin, walk-in coat cupboard, quarry tiled flooring, leaded light windows to front and side.

DINING ROOM: 15'6 x 13'3 leaded light octagonal shaped stone mullion window overlooking the terrace and gardens enjoying fine views towards the South Downs, open fireplace with timber surround, built-in bespoke glass bookshelves, wall light points, ceiling corning.

DRAWING ROOM: 19'9 x 16' magnificent double aspect room with stone mullion windows overlooking the side and rear of the property enjoying breath taking views across the terrace and gardens and the South Downs beyond, open stone fireplace with brick surround and hearth, recessed cast iron grate, ceiling corning, exposed polished chestnut floor boards, wall light points.

INNER HALL/UTILITY AREA: part glazed door giving access to the front of the property, sink with adjoining unit, deep walk-in larder, further built-in storage cupboards, leaded light window to front.

KITCHEN: 15'9 x 9' fitted with a matching range of units to eye and base level and comprising single bowl double drainer stainless steel sink unit, cupboards, and space for domestic appliance and concealed dishwasher beneath. Adjoining work surfaces with further range of units to eye and base level, space for cooker with extractor over, under unit lighting, stone mullion window to side with views across the golf course, archway into:

BREAKFAST ROOM: 12'6 x 7' double aspect, stone mullion window to side, further to window overlooking the front, integral door into garage.

From the reception hall a staircase rises to a: GALLERIED LANDING: window overlooking the side of the property, deep built-in linen cupboard.

BEDROOM 1: 20'9 x 16'9 double aspect room, windows overlooking the side and rear of the property enjoying a magnificent vista across the gardens and grounds and South Downs beyond, extensive range of built-in wardrobes.

BEDROOM 2: 16'6 x 14' double aspect room, window to front, octagonal shaped window overlooking the rear of the property enjoying a breath taking vista towards the South Downs, extensive range of built-in wardrobes and bookcases with matching drawers.

BEDROOM 3: 14'3 x 12' leaded light windows with matching double doors opening to a: PRIVATE COVERED BALCONY: with quarry tile flooring enjoying a breath taking southerly vista towards the South Downs, central ceiling rose, ceiling corning.

BEDROOM 4: 12'3 x 9' windows overlooking the side of the property enjoying views across the golf course, ceiling corning.

BEDROOM 5: 11' x 7'5 window overlooking the front of the property.

FAMILY BATHROOM: fitted with a heritage style white suite and comprising enclosed corner bath with mixer tap and hand held shower attachment, bidet, pedestal wash basin, low level WC, part tiled walls, windows to front and side enjoying views across the grounds, hatch giving access to loft space.

SEPARATE WC: comprising low level WC, window to front.

SECOND BATHROOM: comprising enclosed bath, pedestal wash basin, window to front, part tiled walls, door into: DRESSING ROOM: window to side enjoying views across the adjoining golf course, airing cupboard housing hot water cylinder with shelving over.

OUTSIDE

The properties are approached via a sweeping driveway flanked on both sides by an area of coppice interspersed with several mature trees. The property is accessed via twin timber gates leading to a large gravelled parking area providing parking for a number of vehicles and leading in part to the: GARAGE: 16' x 12' up and over door, stone mullion window to side, power and light connected, personal door giving access to the breakfast room.

GARDENS AND GROUNDS

The gardens and grounds are a particular feature offering peace and seclusion with year round colour laid predominantly to rolling lawn interspersed and flanked with a spectacular variety of mature shrubs and trees including banks of Rhododendron, Azeleas and a mature magnolia tree, the whole enclosed and bound by natural hedging, adjoining in part the Beacon golf course. Positioned to the rear of the house there is a formal water feature beyond which are areas of lawn.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

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.

