



Kestrels ♦ Witherenden Hill ♦ Burwash ♦ East Sussex

An elegant country house with ancillary accommodation, idyllically located in breath-taking countryside, with exceptional views from every aspect.

MADDISONS
RESIDENTIAL





- ❖ Sunny kitchen/breakfast room
- ❖ Three further elegant reception rooms
- ❖ Master bedroom with en suite and dressing room
- ❖ Five further double bedrooms and two bathrooms
- ❖ Beautiful landscaped gardens and terraces
- ❖ Barn Studios offering excellent ancillary accommodation
- ❖ Nearly 10 acres of fields and a copse
- ❖ Substantial outbuildings and storage facilities
- ❖ Shelters and paddocks for various animals

DESCRIPTION

Set in the heart of the East Sussex countryside amid an Area of Outstanding Natural Beauty, lies Kestrels, a truly handsome 16th century Grade II Listed country house. With an enviable, elevated position Kestrels has an unrivalled panoramic views, and the sense of peace, freedom and seclusion that the property affords truly sets it apart. The 10 acres of land that surround Kestrels include landscaped gardens, paddocks, stabling and woodland, bounded by a stream with rolling countryside beyond.

The house itself, presented in first class decorative condition and with many of its period features retained, provides the most wonderful vistas from every window. The detached, self-contained 'Barn Studios', situated to the north east of the main house, have been cleverly designed to capitalise on this property's fabulous setting and provide excellent versatile ancillary accommodation. The substantial outbuildings include an oak-framed garage block and workshop.

All in all, the simply breath-taking views and tranquility that Kestrels provides, along with its excellent, adaptable accommodation, make it an absolute find.

THE COUNTRY HOUSE

- ❖ This welcoming home has a wonderful sense of flow and harmony throughout its thoughtful layout, with views from every window across the surrounding countryside which are simply exceptional.
- ❖ Attractive exposed beams and timbers, quality oak joinery, polished parquet flooring to the dining hall with wood-burning stove, natural travertine flooring to the kitchen/breakfast room, decorative radiator covers and wall light points.
- ❖ Principal reception rooms comprise a drawing room, dining room and charming sitting room with an impressive inglenook fireplace. Together these provide an excellent suite of rooms for entertaining.
- ❖ Of particular note is the elegant drawing room featuring a 'Jetmaster' fireplace with period decorative wooden surround. French doors to the terrace and a deep bay window maximise the breathtaking views.
- ❖ The kitchen/breakfast room has a lovely south and westerly aspect and is fitted with a comprehensive range of bespoke oak cupboards complemented by granite work surfaces. Appliances include an oil-fired, two oven Aga, semi-integral dishwasher and integral fridge/freezer. There is convenient direct access to the large south-facing terrace with an organic herb garden.
- ❖ The utility room is equipped with additional cupboards and space for a washing machine and tumble dryer. Door to a useful loggia, courtyard and the various outbuildings.

- ❖ Situated on the first floor, the contemporary master suite enjoys exceptional far-reaching views and includes a dressing room equipped with an excellent range of wardrobes and a well-appointed bathroom with roll top bath and power shower.
- ❖ Arranged over the remainder of the first floor are three further double bedrooms and two bath/shower rooms, one being en suite. Two of the bedrooms benefit from cupboards and storage facilities.
- ❖ On the second floor, there are one to two additional attractive bedrooms with exposed beams, one benefitting from a dormer window with simply stunning views over the Rother Valley. Access to the extensive loft storage which spans a major portion of the house.





ANCILLARY ACCOMMODATION

- ❖ To the north east of the main house lies The Barn Studios, a substantial, detached building, currently divided into two. Well presented and filled with natural light, the accommodation comprises:
- ❖ **Studio 1:** Open-plan studio with glazed doors to verandah, bedroom, bathroom and mezzanine study.
- ❖ **Studio 2:** Open-plan studio with wood-burning stove, octagonal window and glazed doors to verandah, bedroom, mezzanine study, office and shower room.

OUTBUILDINGS, GARDENS AND GROUNDS

- ❖ Kestrels is approached via a long private driveway, surrounded by picturesque farmland, evergreen and indigenous trees, which sweeps round to a generous parking space with stunning views towards Broad Oak, Mayfield and Wadhurst Park.
- ❖ Outbuildings comprise an oak-framed detached garage with parking for 3 cars, a workshop, 2 store rooms, with further upper level storage, and WC. Further outbuildings

include a white weatherboarded larder store, log store, oil tank and recycling store. There is also a garden shed and greenhouse.

- ❖ To the north west of the house and The Barn Studios is an enclosed stable yard with an open bay double shelter, hay store and store room, with connections to the mains electricity and water.
- ❖ The lovely, mature gardens are a wonderful feature of the property in an outstanding setting, offering tranquillity, privacy and seclusion. Expanses of lawn surround the house with well-established flowering borders and an abundance of specimen shrubs and trees, both evergreen and deciduous, providing year round colour and interest.
- ❖ The extensive York stone terraces to the south of the house provide excellent areas for outdoor entertaining and continue round the entire west aspect of this gorgeous property.
- ❖ An archway and steps lead down to the romantic rose garden and the orchard, planted with a variety of fruit trees including apple, greengage and cherry.

- ❖ The remainder of the land consists of 5 hedge and fence enclosed fields for grazing, bounded to the west by a stream. In all, these lovely fields and woodland areas amount to nearly 10 acres. Having been managed ecologically under the Countryside Stewardship Scheme, the land is a haven for nature and has an abundance of birds, other wildlife, spring bulbs and wild flowers.







THE AREA

Burwash village is under 3 miles away and has a range of amenities including a general store, Post Office, doctor's surgery and several public houses. The villages of Wadhurst, Heathfield and Ticehurst, offering further every day facilities, are all within 5 miles and the vibrant spa town of Tunbridge Wells with its excellent commercial and leisure facilities can be reached within a 30 minute car drive or just 15 minutes on the train. The impressive, award-winning Bluewater Shopping Centre is within an hour's drive and if you want to escape to the seaside, then that can be reached via a pretty 30 minute drive. There are also plenty of excellent recreational facilities close at hand, including first class golf courses at nearby Hawkhurst and Dale Hill. A range of beautiful walks and bridlepaths surround the property.

TRANSPORT LINKS

Stonegate (1.8 miles) and Wadhurst (4.5 miles) both provide fast and frequent commuter services to central London, with connecting trains to Gatwick Airport from London Bridge. Ashford International can be reached within 60 minutes, with high speed services to London and the Continent and the Channel Tunnel is approximately an hour's drive from the property. The A21, offering quick and easy access to the M25 and the UK's extensive motorway network, is just under 7 miles distance.

EDUCATION

The property is within easy reach of the many excellent primary and secondary schools in the locality. Within the state sector, there are primary schools at Stonegate, Etchingham, Wadhurst, and Ticehurst and at secondary level in Heathfield, Robertsbridge and Wadhurst.

Within the independent sector, Bricklehurst Manor, St Bedes, Vinehall, Claremont, Marlborough House, St Ronans, Skippers Hill, St Leonards at Mayfield, Benenden and Battle Abbey are all excellent schooling options and easily accessible.

GENERAL REMARKS

- ❖ Oil-fired central heating via radiators, mains water and electricity. Private drainage.
- ❖ Rother District Council – 01424 787000. Tax Band 'G'.
- ❖ These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- ❖ Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- ❖ Photographs taken 2015.

**Viewing strictly by appointment with
Maddisons Residential 01892 514100**

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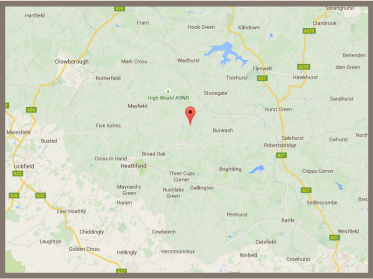
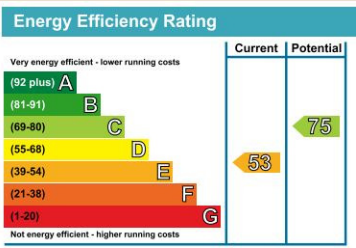
Gross internal area (approx)

- Main House 292.2 sq m (3145 sq ft)
- The Barn Studios (1) 52.7 sq m (567 sq ft)
- The Barn Studios (2) 86.6 sq m (932 sq ft)
- Garage 68.6 sq m (738 sq ft)
- Stable 29.3 sq ft (315 sq ft)

TOTAL: 666.6 sq m (7313 sq ft)



The Barn Studios



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Disclaimer agent's note: Maddisons Residential Ltd have produced these details in good faith, and believe that they give a fair and accurate description of the property. However, a buyer should satisfy themselves, prior to financial commitment, on all aspects of importance, such as the permissions, approvals, regulations and title. We have not tested any appliances, nor have we sought certification of warranty or service. The accuracy of these details are not guaranteed and they do not form part of the contract.

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