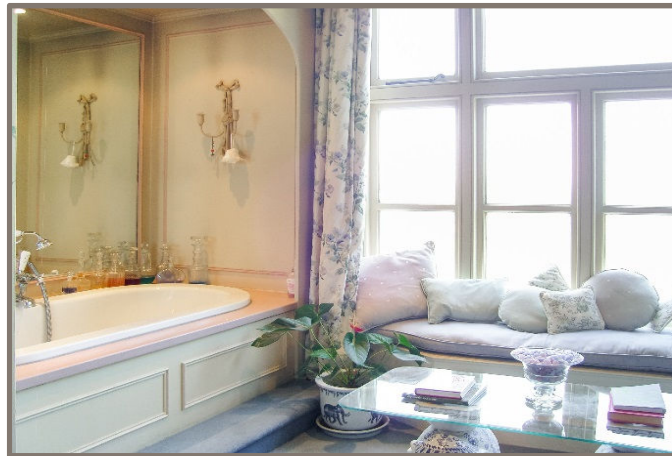




Meeching ❖ Witherenden Hill ❖ Burwash ❖ East Sussex ❖ TN19 7JP

An elegant Victorian country house with ancillary accommodation, extensive grounds totalling over 9 acres and stunning views over the East Sussex countryside.

MADDISONS
RESIDENTIAL





- ❖ Beautiful Victorian house situated in the heart of the stunning East Sussex countryside.
- ❖ Wonderful entrance hall with galleried landing above, dine-in kitchen, 4 further reception rooms, utility room, boot room and larder.
- ❖ 6 bedrooms, the master of which has its own en-suite and dressing room, and 2 family bathrooms.
- ❖ Additional self-contained 1-bedroom apartment tastefully converted within the former stable hayloft, with its own dedicated entrance.

- ❖ 3 acres of landscaped gardens, 2 loose boxes, further storage facilities and a garage block.
- ❖ Fabulous swimming pool with wood-built pool house.
- ❖ 6.5 acres of agricultural land with access to ancient woodland and stream beyond.
- ❖ Lovely rural setting with exceptional valley views.
- ❖ Burwash village only a short drive away and the substantial market town of Heathfield only 5 miles distant.
- ❖ Nearby Stonegate and Wadhurst stations provide direct service to central London.

DESCRIPTION

Coming to the market for the first time in over 35 years, this elegant, Victorian 6-bedroom country house has extensive grounds totaling over 9 acres. A self-contained 1-bedroom apartment has been tastefully converted from the former stables and hayloft, and provides excellent ancillary accommodation. With a delightful swimming pool and pool house, and incredible views over the East Sussex countryside, this is a truly wonderful family home that has so much to offer its new owners.

ACCOMMODATION

Meeching is a simply exceptional period property less than 3 miles away from the village of Burwash in the heart of the stunning East Sussex countryside. Arranged over 3 floors, this Victorian home has a wonderful flow of accommodation and is presented in good condition, having been lovingly cared for by the current owners for the past 35 years. The spacious hallway is filled with light and enjoys an impressive, galleried landing and beautiful woodwork features. The large, dine-in kitchen features an oil-

fired AGA and walk-in pantry and there are 4 further reception rooms, most with fabulous open fireplaces. The kitchen, dining room and drawing room all enjoy direct access to the rear west-facing terrace, which runs along the entire rear of the house and offers the perfect venue to relax, entertain and soak up the incredible views. A downstairs cloakroom, boot room, two extensive utility areas and a dry cellar (accessed via the kitchen) complete the ground floor accommodation of this impressive home. The upper floors house the 3 bathrooms and 6 bedrooms, 5 of

which are good doubles. The master bedroom enjoys a dressing area/en-suite with glorious views over the extensive grounds and countryside beyond. There is significant eaves storage available on the second floor. The former stables and hayloft have been tastefully converted by the current owners into a lovely 1-bedroom annexe arranged over 2 levels. This perfectly designed ancillary accommodation benefits from a large, bright living room, separate kitchen and bathroom, ample storage, its own separate entrance and a private garden area.



OUTSIDE

This lovely home enjoys an enviable elevated position, with stunning west-facing views over its 10 acres of grounds. The expansive rear terrace enjoys spectacular views over the valley, with the most fabulous sunsets at the end of the day.

There are 3 acres of fully fenced, landscaped gardens comprising expansive lawn areas, a large vegetable plot with greenhouse and a swimming pool with wooden pool-house. There are 6.5 acres of paddocks which are accessible on foot from the base of the formal gardens, or a vehicular access point is offered from the road. There are loose boxes, 2 garages and further additional storage facilities which are perfect for tack or feed rooms. The beautiful ancient woodland beyond the paddocks is a haven of redwood trees, streams and waterfalls.

The property is approached via automatic gates and a gravelled driveway provides ample parking for several vehicles.

Ancillary Accommodation







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. There are many excellent private and local schools within easy travelling distance. 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. There is a popular large trout fishing lake within walking distance and a range of beautiful walks and bridle paths surround the property.

TRANSPORT LINKS

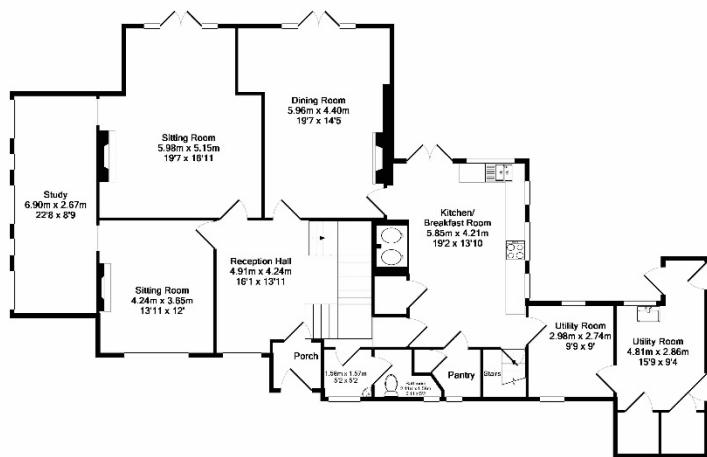
Stonegate (1.7 miles) and Wadhurst (7 miles) both provide fast and frequent commuter services to central London, with connecting trains to Gatwick Airport from London Bridge. Ashford International can be reached in just over 60 minutes, and the Channel Tunnel is approximately an hour's drive from the property. The A21, offering quick and easy access to the M25 and the UK's extensive motorway network, is just 8 miles distant.

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, Cranbrook, Benenden and Battle Abbey are all excellent schooling options and easily accessible.



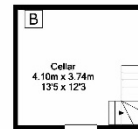
MADDISONS
RESIDENTIAL



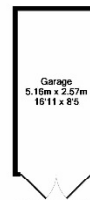
GROUND FLOOR
APPROX. FLOOR
AREA 109.6 SQ.M.
(1164 SQ.FT.)



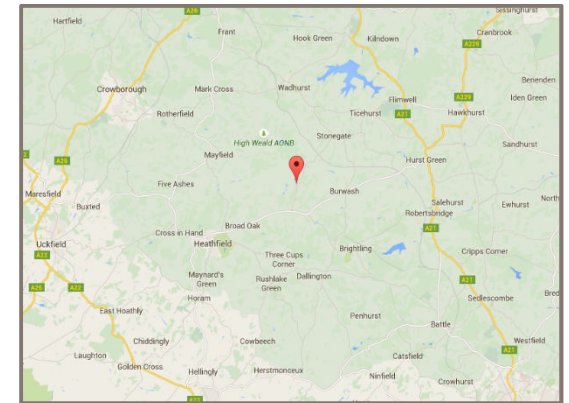
1ST FLOOR
APPROX. FLOOR
AREA 120.9 SQ.M.
(1300 SQ.FT.)



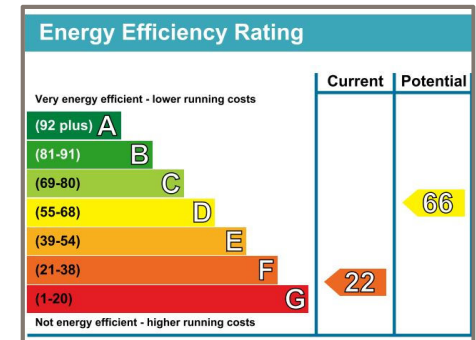
BASMENT LEVEL
APPROX. FLOOR
AREA 15.3 SQ.M.
(165 SQ.FT.)



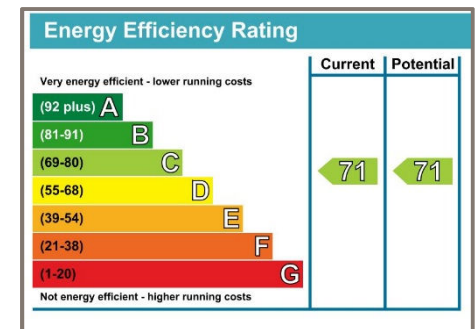
GARAGE
APPROX. FLOOR
AREA 13.3 SQ.M.
(144 SQ.FT.)



MAIN HOUSE



ANCILLARY



**Rother District Council Band G | Mains Electricity and Water |
Oil-fired central heating | Private sewerage**

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Disclaimer agent's note:

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