



**Rock Hill House Burwash Road  
Broad Oak, TN21 8XG**



Rock Hill House is a handsome and beautifully presented 6-bedroom Victorian detached family home, set in approximately 6.6 acres of gardens and grounds offering far reaching and unspoilt panoramic views across the surrounding countryside, being a prized area of outstanding natural beauty.

The accommodation is spacious and generously proportioned, retaining many attractive period features and includes on the ground floor; entrance vestibule, reception hall, drawing room, sitting room, dining room, snug, playroom, kitchen / breakfast room, conservatory, utility room cloakroom, rear hall and cellar.

On the first floor; principal suite comprising bedroom and shower room, guest suite comprising dressing area and shower room, 4 further double bedrooms and a family bathroom. The large attic is ripe for conversion and could accommodate a further 2/3 bedrooms subject to design and planning consent.



## Description

The exterior includes; garden and paddocks of approximately 6.6 acres (approx.). Double open garage with storage area above attached to a double door garage and workshop again with storage above, swimming pool, stable block with 4 loose boxes, tack room and hay store, green house, potting shed, raised vegetable beds and extensive lawns with raised flower beds, nature planting and a pond fenced pond, a large motor barn.

There is an additional agricultural hay barn, complete with solar power system with numerous panels totalling over 20kw which benefits from FIT payments and battery store installed recently totalling nearly 40kw, 3 phase power fitted with smart metering was installed in 2018, all adjacent to a substantial Menage. A previous brick and tile outbuilding of approx. 1,280sqft (119sqm) comprising garage and stores, which has been removed has planning permission to convert into ancillary accommodation, providing opportunity for potential income from holiday lets with the usual permissions.

The property is elevated from an impressive swimming pool area terraced and benefitting from the exceptional views across the valley which is served by a large pool house as well as a large pump house and store, both are fully connected to mains electric, water, wifi and drainage and provide kitchen, toilet and washing facilities to this part of the property. Pool heating is provided by an air source heat pump running principally from solar.

There is in addition a decked glamping area are serviced by separate bathroom with shower and wc, and further glamping areas are set up in the garden and can comfortably accommodate 5 large glamping tents garnering significant rental income, which received full planning permission.

A former outbuilding has been renovated into a shower block with 2 showers and wc's with outside kitchen facilities to serve these additional glamping areas.

Square Footage (main house): 4,290

Acreage: 6.6 Acres (approx.)

## Location & Additional Information

Location:

The property sits proudly in a designated Area of Outstanding Natural Beauty. The nearby hamlet of Burwash Weald has a public house and the neighbouring pretty village of Burwash, well known for the National Trust Bateman's estate and its association with Rudyard Kipling, offers two further pubs a church and a village store, plus, a good selection of local shops and services.

Comprehensive shopping: Heathfield (3.9 miles), Battle (12.7 miles), Tunbridge Wells (14.4 miles), Lewes and Eastbourne (21 miles).

Mainline railway stations: Stonegate (3.6 miles) has services to London Charing Cross, via London Bridge (from 1hr 10 mins) and Waterloo East (from 1 hr 14 mins).

Communications: The A21 provides access to the M25 and national motorway networks, Heathrow and Gatwick airports. The M20 at Ashford provides access to the Channel Tunnel Terminus.

Schools: There is a good selection of schools in the area including primary schools in Burwash, Dallington, Punnetts Town and Stonegate; community colleges in Heathfield and Robertsbridge. Preparatory schools include Skippers Hill, St Ronan's and Vinehall, with private secondary schools including St Leonards School for Girls in Mayfield, Tonbridge for boys and with co-ed options at Bedes, Battle Abbey School, Eastbourne and Brighton colleges' and Sevenoaks School to the north.

Additional Information:

Services: Mains water. Private drainage. Gas Central Heating – the property benefits from 2 gas boilers. Mains Electricity. Solar Power System – feeds into the grid.

Council: Wealden District Council, Tax Band: H.

EPC: C (current being reassessed under new guidelines)

Agents note: For further details on any of the additional information, please contact the Agent directly.

Viewings: Strictly by appointment only via the Agent, Vale and Marsh Ltd.





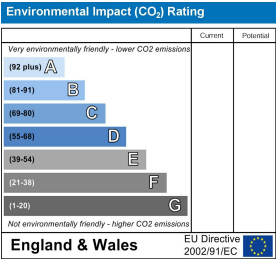
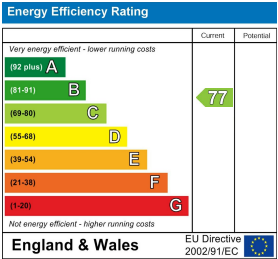






Rock Hill House

Gross Internal Area : 398.6 sq.m (4290 sq.ft.)  
(Including Cellar)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



2 Windmill Oast  
Windmill Farm Benenden Road  
Rolvenden  
Kent  
TN17 4PF  
**01580 242700**

<https://www.valeandmarsh.com>

