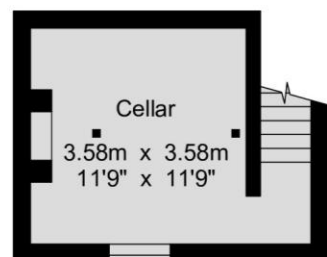
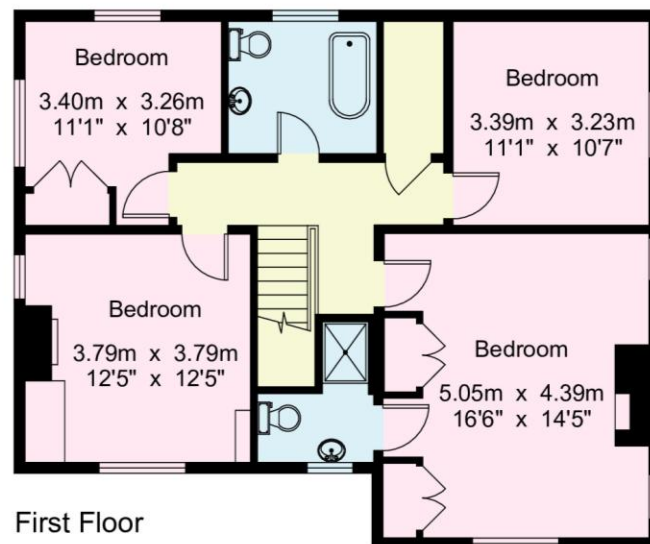


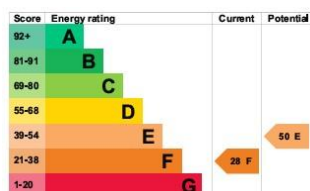
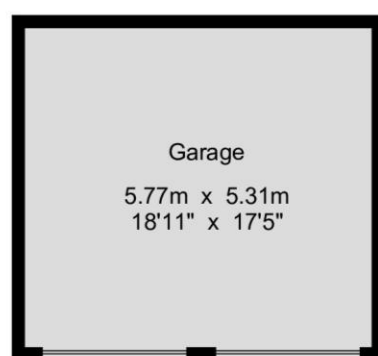
Ground Floor



Lower Ground Floor



First Floor



For Identification Purposes Only.  
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## Redgate Mill Farmhouse

Redgate Mill Lane, Eridge Green, TN3 9LT

**SUMNER PRIDHAM**

An attractive and quietly located mid-19<sup>th</sup> century farmhouse, maintained to a high standard and surrounded by beautiful countryside, yet accessible to mainline stations at Eridge (1.8 miles) and Tunbridge Wells (5.7 miles). Elevated position away from traffic but not isolated with two neighbouring properties, ultra-fast broadband connected in January 2024.

Hall, Cloakroom, Sitting Room, Living Room, Family Room/Office, Kitchen/Dining Room, Utility Room, 4 Bedrooms, Ensuite Shower Room, Family Bathroom, Cellar, Calor Gas Central Heating, Detached Double Garage, Gardens and Grounds approximately a third of an acre, 4 car driveway.

**Guide price £950,000 - £975,000 Freehold**

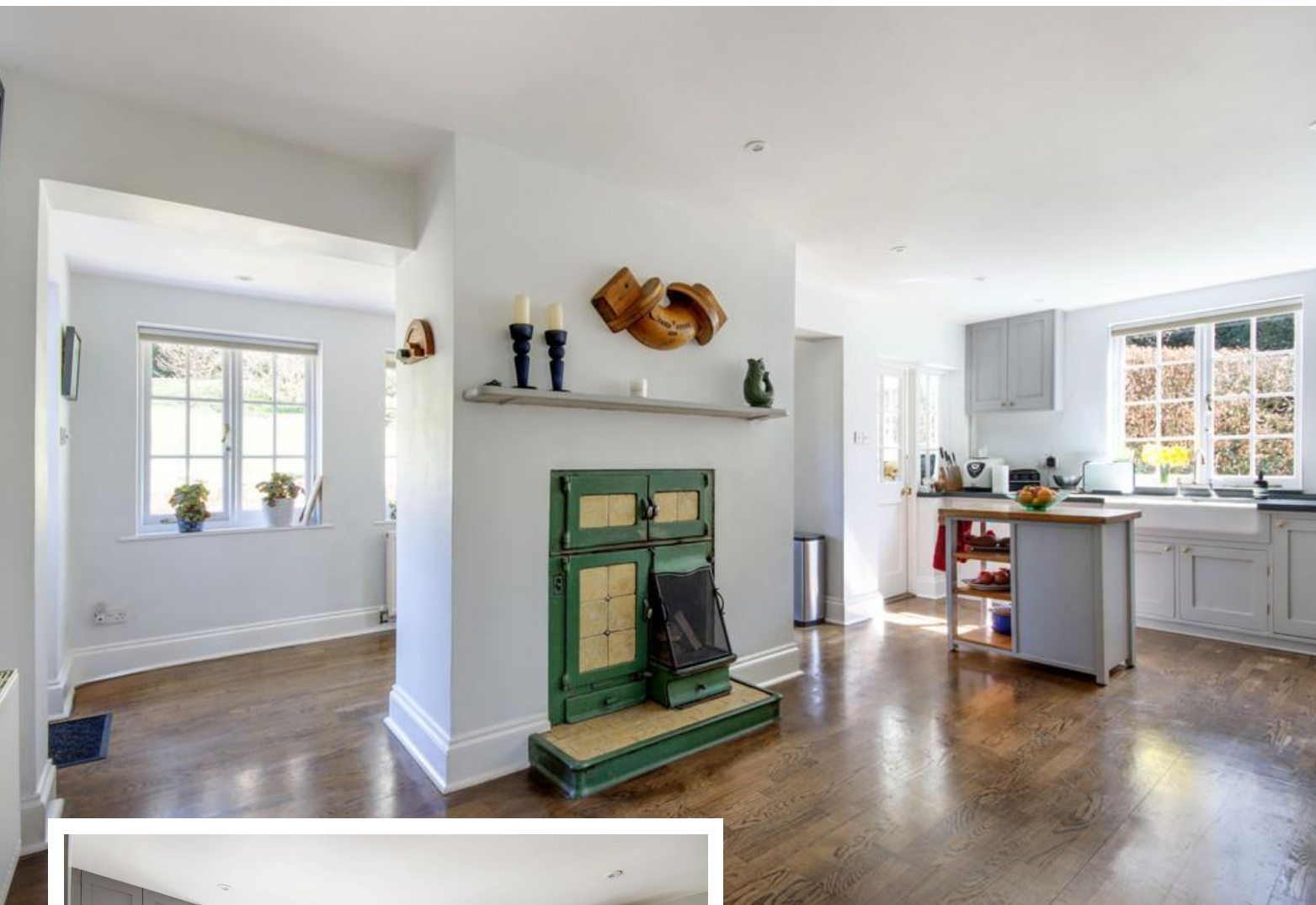


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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





- ◆ Useful utility room with butler sink, plumbing for washing machine, cupboard housing Calor gas fired Bosch boiler fitted in 2024 providing central heating and domestic hot water, door leading to outside.
- ◆ The four double bedrooms and landing feature the original attractive floorboards.
- ◆ Three of the bedrooms enjoy dual aspect outlook and attractive countryside views.
- ◆ Principal bedroom has fitted wardrobe cupboards and an ensuite shower room with walk in shower, low level WC, pedestal washbasin and window to front.
- ◆ Family bathroom fitted with a standalone claw foot bath, pedestal washbasin, low level WC, heated towel rail and window to the rear.
- ◆ Access to the cellar is from the kitchen with window to front providing natural light and brick floor.

#### Outside

- ◆ The attractive gardens are a lovely feature and surround the property, laid to lawn with seating areas, flowering shrubs and trees.
- ◆ The grounds extend to approximately a third of an acre.
- ◆ **Detached double garage:** Two pairs of timber doors to the front, power and light connected.
- ◆ Driveway to the front provides parking for 4 cars.

#### Practicalities

- ◆ Mains electricity and water, Calor gas central heating and modern private drainage.
- ◆ The well maintained property was painted in the spring 2024 including the windows, doors, hall and sitting room.

#### Location

- ◆ The property enjoys a quiet country location yet is accessible to Crowborough (3.6 miles and Tunbridge Wells (5.7 miles) mainline station at Eridge (1.8 miles) and Tunbridge Wells.
- ◆ Good choice of state and private schools in the area including Mark Cross, Rotherfield and Crowborough Primary Schools plus Secondary Schools in Tunbridge Wells, Crowborough and Wadhurst.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

## Property Description

- ◆ Redgate Mill Farmhouse is an attractive and well-presented detached Victorian Farmhouse understood to date back to circa 1840.
- ◆ Well maintained and beautiful period property collects an abundance of natural light, with most rooms enjoying a dual aspect outlook.
- ◆ Countryside views from all rooms, elevated to the front.
- ◆ Front door leads into an entrance hall with period staircase fitted with an attractive runner carpet.
- ◆ Well-proportioned dual aspect drawing room includes a substantial inglenook fireplace with original Oak Bressumer and inset wood burning stove.
- ◆ Dual aspect sitting room featuring a fitted bookcase to the side of the fireplace, incorporating inset wood burning stove, wide opening at one end of the room leads to an adjoining family room also with dual aspect.
- ◆ Spacious kitchen/dining room fitted with a range of bespoke painted units beneath Welsh stone worksurfaces and butler sink sitting below a window with attractive outlook.
- ◆ Appliances include electric oven, ceramic hob, fridge, and dishwasher.
- ◆ Feature period Triplex Cast Iron Range (not tested).
- ◆ Garden room with 3 matching windows giving views over the terrace, patio and rear garden, plus a door to outside.