



Turkey Road, East Sussex, TN39

£900,000







A beautifully private period home approached via a long tree-lined drive, up to 3/4 acre plot (tbv) with elegant interiors and expansive wraparound gardens backing onto Highwoods Golf Course. Includes formal and informal reception spaces, a bespoke kitchen, and striking outdoor areas.





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# Key Features

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- Long private driveway with secure gated entrance and no immediate neighbours
- Wraparound gardens with sculptural lawn to one side and private walled terrace to the other
- Terrace garden with pond, fountain, formal planting and direct access to breakfast room
- Rear lawn with space for vegetable beds
- Three elegant double bedrooms, including a principal suite with private terrace
- Morning room with Delft-tiled fireplace and moulded panelling to match the surround
- Winter room with Arts and Crafts fireplace and exposed breastsummer beam
- Hand-painted kitchen with AGA, ceramic butler's sink, oak worktops and exposed brick
- Backing onto Highwoods Golf Course with incredible views
- New gas combi boiler (2 years), mains gas







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Tucked away along a long private drive with no immediate neighbours, this exceptional period (not listed) home sits in peaceful seclusion, backing directly onto Highwoods Golf Course. From the moment you step inside, you're met with a rich sense of character and continuity — a home where heritage features have been carefully preserved and elevated with striking design choices, thoughtful craftsmanship, and timeless materials.

The morning room, with its soft sage panelling and antique fireplace, is a space full of grace and light. The moulded panelling precisely mirrors the carved surround, and a wide leaded bay window bathes the room in natural light. Orate cornicing and antique Delft tiles sit elegantly above the hearth, echoing the curated calm of the space. This is a room to welcome the day — calm, considered and quietly grand.

Moving through, the winter room offers a darker, atmospheric contrast. Beamed ceilings, dark-stained floors, and an impressive Arts and Crafts brick fireplace anchored by a bold bressumer beam create a warm, cocooning space. This is a room built for evenings by the fire, rich in texture and tone, where large-scale furniture sits with confidence under the open stair. Windows to both sides ensure the light never disappears completely and a door to the rear gardens lean to, but here the mood shifts — this is a room for books, a glass of your favourite beverage, and winter.

Flowing off the hall is the formal dining room — a space of theatre and indulgence. Crimson walls and leaded bay windows set the stage for long dinners and conversation. The carved fireplace stands centre stage. There's a deep warmth and elegance to this room, and yet it remains utterly welcoming — part stately, part storyteller.

At the heart of the home is the bespoke kitchen, finished in hand-painted Farrow & Ball cabinetry, with solid oak worktops, distressed ceramic tiling and exposed brickwork that brings both warmth and texture. The cream AGA is negotiable, and sits beneath a picture window beside a ceramic butler's sink — a classic centrepiece to a kitchen that feels at once hardworking and beautiful. Shelving, and a continuation of the checkerboard flooring complete a space that is as functional as it is elegant.

From here, you move into the breakfast room — light-filled, informal and garden-facing. double-aspect leaded windows flood the room with daylight, while French doors lead out onto the patio. A painted dresser provides both function and style, and the checkerboard floor ties it seamlessly to the kitchen beyond. Whether you're having coffee with the doors open to birdsong or enjoying breakfast under soft light, this room offers a gentler pace of life, balancing charm with practical flow. Just off is a former shower room currently used as a utility area.

Across the hall, the ground floor WC is unexpectedly dramatic — dark teal walls with storage under the stairs.



leading to a full-width balcony — an ideal morning retreat overlooking the garden and golf course beyond. The second bedroom continues the calm with a leaded bay window, soft greens on the walls. The third bedroom, nestled under the eaves, is smaller but full of character, with exposed timbers, sloped ceilings and a snug, cottagey charm.

The bathroom upstairs delivers bold design and comfort in equal measure. Dressed in deep navy lux tones with a roll-top bath, checkerboard floor, exposed beam and period-style fittings, it feels more like a boutique hotel suite than a domestic space.

Approached via a long, tree-lined private drive, the property is set well back from the lane behind a pair of impressive brick gate pillars with wrought-iron detailed wooden gates. As you pass through, you're immediately welcomed by a sense of complete privacy, with mature woodland flanking either side and glimpses of the house ahead framed by tall pines and oaks.

The gravel drive winds gently toward the house, flanked by a generous expanse of lawn and dappled light from the canopy above. There's ample space for parking multiple vehicles on the sweeping forecourt, which gives way to beautifully maintained wraparound gardens. The setting is not just tranquil — it's remarkably secluded, with no immediate neighbours in sight.

To one side of the house, a wide open lawn is punctuated with sculptural planting and mature trees, creating a classic English garden scene with ample space for games, gatherings or afternoon lounging under the shade. On the other, a more intimate walled terrace unfolds — richly planted and enclosed, with gravel pathways, stone busts, topiary, and a central pond and fountain forming the heart of this private outdoor courtyard. It's an area for long lunches, evening drinks, and pottering in total privacy.

Beyond the terrace, the garden continues with a further section of lawn at the rear — gently sloping and edged by trees — offering scope for a vegetable patch, additional planting. It's currently used as a productive area with chicken coops tucked discreetly toward the back, and there's more than enough room to adapt it into a grow-your-own zone, or simply let it breathe as open green.

Perhaps most impressively, the garden backs directly onto Highwoods Golf Course, offering a completely open vista — a view of treetops, fairways and birdsong, uninterrupted by fencing or neighbours. It's a rare and precious setting that feels both part of the landscape and quietly removed from it.

Importantly, the property has also benefited from major structural updates: the roof was repaired four years ago, including new joists and felt, while the gas central heating system features a modern combi boiler (installed two years ago). The property is connected to mains gas.

This is a home of rich narrative and generous charm. A place where every detail has been considered and every corner tells a story. From its flowing, layered interiors to the tranquil garden and rare golf course outlook, it is as much a way of life as it is a residence.

Council tax band F

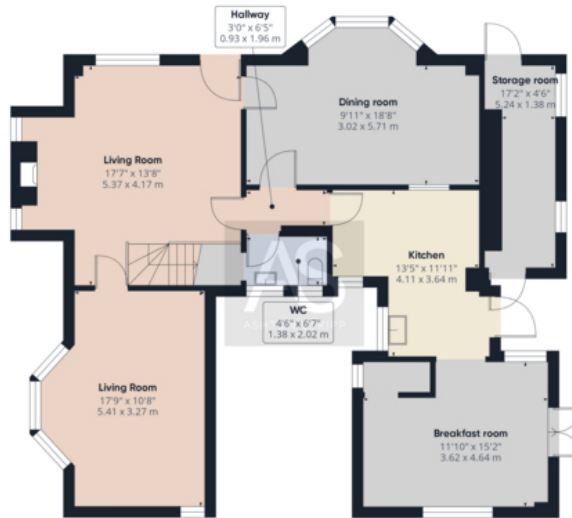




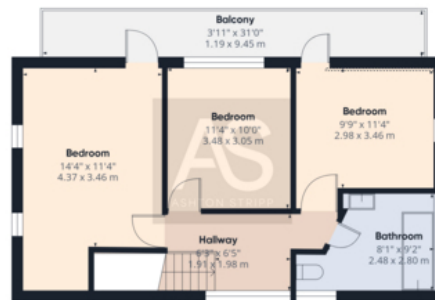


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Floor 0



Floor 1



Approximate total area<sup>a)</sup>

1745 ft<sup>2</sup>  
162 m<sup>2</sup>

Balconies and terraces

119 ft<sup>2</sup>  
11.1 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

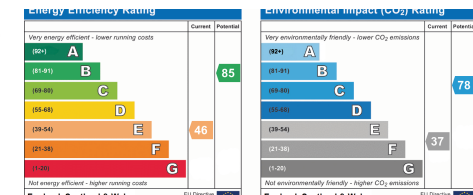
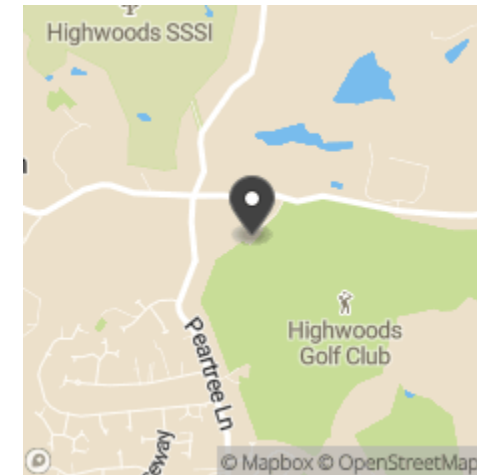
Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Tenure Type:  
Council Tax Band:  
Council Authority:

