



Jack Fullers

Oxley's Green, Brighton, Robertsbridge, East Sussex

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Oxley's Green, Brightling,
Robertsbridge, East Sussex
TN32 5HD

- Period features throughout including exposed timbers and open fireplaces
- 35ft8 kitchen/breakfast/dining room
- Sitting room
- Drawing room
- 49ft2 vaulted reception room with minstrels' gallery
- Large utility room (former pub kitchen)
- Three cloakrooms and store areas
- Seven bedrooms
- Family bathroom and two ensembles
- Garaging and parking
- Gardens and grounds of approximately 0.6 acres
- Wonderful views over adjoining farmland
- Scope to remodel and enlarge further, and to create a self-contained annexe within the coach house part

A most attractive and substantial Grade II listed former public house, which has been sympathetically converted in recent years to provide a highly individual and wonderful family home, situated in a rural location on a quiet lane with lovely views over adjoining farmland.

Background and Situation: Named after the 18th century politician and 'great English eccentric' Jack Fuller, this former coaching inn enjoys a picturesque setting adjoining glorious countryside. As well as being Squire of Brightling, a philanthropist and politician, Jack Fuller was also an enthusiastic builder of follies, and when he requested permission to build a his very own mausoleum in the churchyard at Brightling, it was granted with the proviso he moved the village pub – and he did just that, relocating it a mile away to the quiet and charming hamlet of Oxley's Green, which consists just six properties.

Jack Fullers is situated in an Area of Outstanding Natural Beauty adjoining open farmland, a mile from the thriving and very pretty village of Brightling and just over 3 miles from Robertsbridge village, which offers a range of shops and services for everyday needs as well as a mainline station providing a regular service to London Bridge/CharingCross/Cannon Street in 1¼ hours. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast - Hastings being just 12 miles distant – Tunbridge Wells is 15 miles to the north, Gatwick Airport is about 50 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 60 miles away.

Description: Jack Fullers is substantial Grade II detached house of approximately 4,348sq.ft, which presents most attractive external elevations of mellow sandstone and brick and tile hung elevations with painted timber windows under a peg tiled roof.

The house has an abundance of period features throughout, including some lovely, exposed timbers, oak floorboards, open fireplaces, exposed feature sandstone walls and the original polished wooden bar is still in situ. The house very much retains a 'pub feel' and the layout is much as it would have been, particularly in the main living area which, whilst being open plan, benefits from each room still enjoying a degree of separation to offer a flexible living space.

The attached former coach house provides a huge entertaining space with a large inglenook fireplace with wood burner, a minstrels' gallery, a superb vaulted beamed ceiling and half-moon 'Lunette' windows to the front. This building has two WCs and provides a number of options, including excellent potential to convert into a self-contained annexe or holiday let (subject to the necessary consents).

The accommodation on the ground floor includes: a sitting room with exposed sandstone wall, inglenook fireplace with oak bressummer and fitted with a wood burner, and exposed timbers; a good-sized kitchen/breakfast room fitted with a range of bespoke oak units with matching butchers block and granite worktops, Butler sink, central island, feature fireplace with bressummer beam housing range cooker, windows overlooking the rear garden and access to a the cellars, which comprise three rooms (former beer and wine stores and workshop). The kitchen is open plan to the dining area, which has an open fireplace and French doors leading out to the terrace and garden. The dining room leads back to the front of the house with a further reception room with exposed timbers, fireplace and door to the coach house. There is a very large utility room (the former pub kitchen) with a pantry cupboard, lots of space for appliances and a door leading out to the garden. a cloakroom and the original WC block, ideal for conversion into a gym or playroom (subject to the necessary consents). On the first floor there are five double bedrooms – the main bedroom having a sandstone wall, ensuite shower room and lovely outlook over the garden and surrounding countryside. There is a family bathroom and Bedroom 2 has an ensuite shower. On the second floor there two further double bedrooms – ideal for teenagers.

To the side of the house is a driveway leading to a garage and attached workshop. From the driveway there is access to the rear of the house where there is large terrace spanning the whole length of the house, ideal for outdoor entertaining, with steps leading down to the lawn and rear courtyard. There is a brick-built barbecue and outside cooking area, a fenced area providing screening for the LPG tanks, a pathway to the former pub car park, which has separate vehicular access at the front with a five-bar gate and provides another large area of garden with raised vegetable beds, a fenced off enclosure containing the drainage system, and. The garden is planted with an abundance of mature shrubs and plants and backs onto farmland.



EPC Rating: Exempt

Services: LPG central heating.
Mains water and electricity.
Private drainage.

Council tax band: B

Local Authority: Rother District
Council (01424) 787000

Brightling, Robertsbridge, TN32

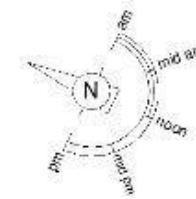
Approximate Gross Internal Area

403.9 sq m / 4348 sq ft

Garages = 42.5 sq m / 457 sq ft

Outbuilding = 10.2 sq m / 110 sq ft

Total = 456.6 sq m / 4915 sq ft.



Important notice: These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only a relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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