



Ridgeview House

Meres Lane | Cross in Hand | Heathfield | East Sussex | TN21 0TZ

FINE & COUNTRY









# Step inside

## Ridgeview House

If you are looking for a high quality country house and a place where you can comfortably house your equine friends, this modern and extended residence could be the one. With its top quality construction and very high end and updated interior specification as well as paddocks, stables, a large barn and a professionally installed all-weather manege, it could tick all the right boxes. If you also add into the equation that it is in a secluded and elevated position surrounded by wonderful countryside in the High Weald Area of Outstanding Natural Beauty and nestles in about 7.7 acres of grounds, this property really does have everything.

Discreetly hidden behind high hedging the imposing wrought iron gated entrance opens onto a driveway, bordered by dwarf walls and immaculately presented lawns interspersed with mature trees. It leads to the attractive detached double garage with dormer windows and loft storage facilities as well as to a sweeping parking area in front of the house.

The attractive exterior of the property includes high chimneys and oak framed diamond painted windows together with a spacious covered porch leading to the oak front door. This opens into a truly magnificent reception hall with oak flooring, oak panelled doors that flow throughout the property and a stunning central oak staircase and is just the place for guests to mingle when you host a cocktail party.

Everything about this excellently presented family home exudes light, space and elegance, which you will find beautifully illustrated when you walk through double doors into the nearly 28ft triple aspect drawing room. This charming room features a large central brick fireplace with an oak mantle and a log burner as a focal point. At least a dozen guests can enjoy sitting down to a meal in the very impressive adjacent dining room with ceramic tiled flooring that flows into the conservatory, the kitchen/breakfast room and the sitting room.

The dining room includes a very large archway to the kitchen/breakfast room and is open to the stunning conservatory that has French doors to the rear terrace and amazing views over the gardens, grounds and surrounding countryside and makes a wonderful overall entertainment space. The vast kitchen/breakfast room has attractive shaker style wood units with an induction hob, two built in ovens with warming drawers, space for a dishwasher and an American style fridge freezer. The very large central island features two salad sinks, additional storage units and a good sized seating area while the adjacent fitted utility room includes laundry facilities.

Double doors from the kitchen open into the equally spacious triple aspect sitting room where the family can relax together. It has five bi-fold doors to the rear terrace and when these are open you can really enjoy the 'great outdoors'. There is also a second staircase to a separate vaulted ceiling studio that would make a great room for teenagers wanting a bit of private space and where they could spend time with their friends.

The ground floor also includes a guest cloakroom and an office off the hall that overlooks the driveway. This would be very useful for someone who works from home as it is conveniently located for business visitors.

Off the impressive U shaped first floor landing, with its lovely oak flooring, you will find a contemporary family shower room with a walk-in shower, built in drawers and a modern vanity basin, as well as access to five bedrooms. These include one set out as a study, two have built in cupboards while the stunning principal suite features a large dressing room, built in wardrobes and a beautiful ensuite bathroom with a tile surround bath, a wet room style shower and a pair of vanity basins. On the second floor, probably to the delight of older children, there are two vaulted ceiling double bedrooms that each have an ensuite bathroom with stand-alone claw foot roll top baths.



# Seller Insight



*We have really enjoyed living in this lovely home for the past 11 years and fell in love with it the moment we saw the views, the amazing reception hall and the open plan kitchen/dining and conservatory.*

*We will always have special memories of our time here and it has been ideal for us and our horses as we were able to build the stables, a field shelter and the manege. However we feel it is now time to downsize and let another family enjoy this very special home.*

*We also love the peace and seclusion but we are not isolated as we are only a few miles from Mayfield and Heathfield while Tunbridge Wells and Crowborough are easily accessible. Mayfield is a very friendly and social village with its annual Bonfire Society parade, Spring fair and Passion enactment bringing the community together. This picturesque village includes wonderful medieval and period properties, the historic St Dunstan's church and the archbishop's palace built in 1250, that is now a renowned girls school. There are also thriving independent shops including a superb deli, baker, butcher, florist, coffee shop, local convenience store and post office as well as pubs, restaurants and a variety of sports and social clubs.*

*Heathfield also offers sports clubs and a number of supermarkets including Waitrose, independent shops, pubs, cafes and restaurants as well as an excellent delicatessen and surgeries plus a farm shop in nearby Broad Oak. While Tunbridge Wells provides more in depth retail therapy, entertainment and a station with trains to London that takes less than three quarters of an hour.*

*With regard to education, as well as Mayfield Girls School, the village also has a good primary school, while Heathfield offers the Heathfield Community Collage and a number of primary schools including the Parkside Community Primary rated Outstanding by Ofsted. You are also spoilt for choice with the number of first class grammar and private schools in and around the area.*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step outside

## Ridgeview House

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If the interior of the property is amazing the outside is equally delightful. The vast upper rear terrace just lends itself to outdoor entertaining, providing everyone with the opportunity to revel in the superb rural views while the covered gazebo bar area is an ideal spot to enjoy an early evening glass of wine. There are steps to the lower terrace that includes lovely trees and shrubs and two charming ornamental ponds and leads to a large lawn, surrounded by three paddocks, that is ideal for a game of football.

It is adjacent to the secondary drive with double five bar gates that lead to the stable block with two large stables and a tack room, the very spacious storage barn and the 40 by 20 metre all-weather manege.





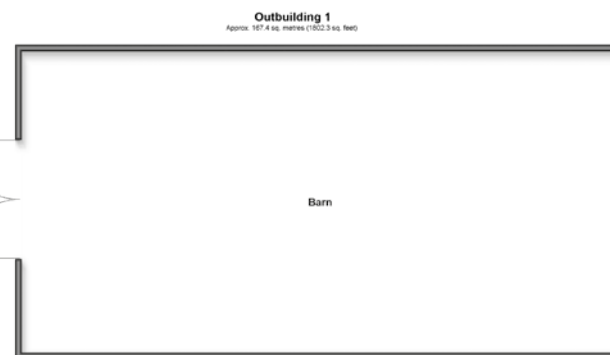
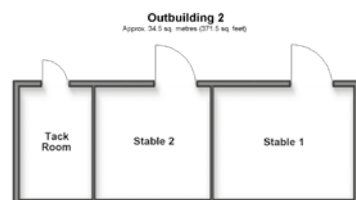
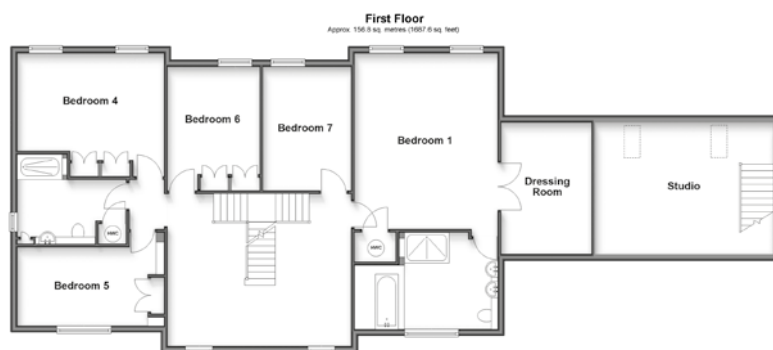
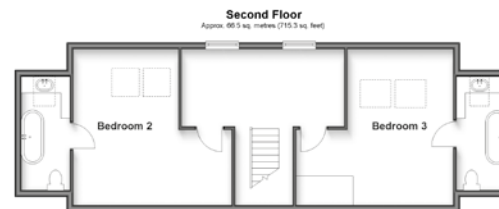
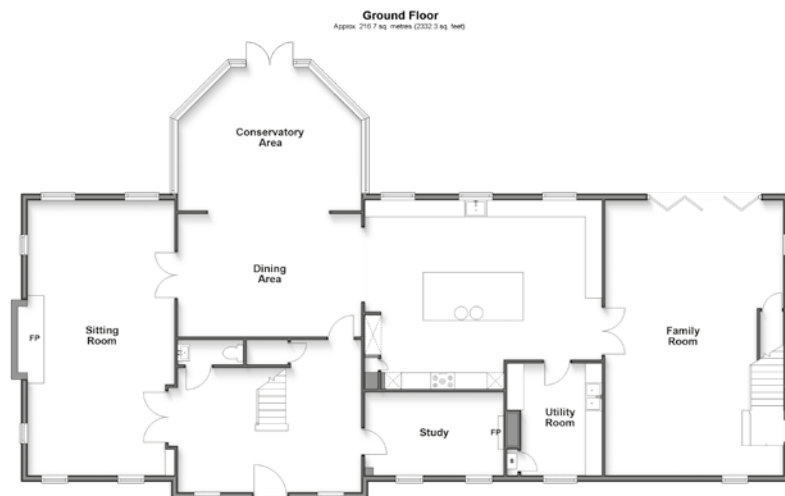






<b>Travel</b>		<b>Leisure Clubs and Facilities</b>		<b>Secondary Schools</b>	
Travel Information		Mayfield Cricket Club	01435 872749	Heathfield Community College	01435 866066
Mayfield	3.1 miles	Mayfield Lawn Tennis Club	01435 873113	Beacon Academy	01892 603000
Heathfield	3.5 miles	Mayfield Football Club		Mayfield School (independent)	01435 874600
Crowborough	7.8 miles	Heathfield and Waldron Rugby Club	01435 868747	Ardingly College (independent)	01444 893000
Tunbridge Wells	10.5 miles	Heathfield Cricket Club	01435 867842		
Brighton	23.1 miles	Isenhurst Country Club	01435 868616		
Dover Docks	63.0 miles	East Sussex Golf Resort and Spa	01825 880088	<b>Entertainment</b>	
Channel Tunnel	50.8 miles			Restaurants	
Gatwick Airport	28.6 miles			The Middle House	01435 872146
Charing Cross	52.6 miles			The Rose and Crown	01435 872200
		<b>Healthcare</b>		Heathes Restaurants	01435 863061
		Woodhill Surgery	01435 873000	The Pink Cabbage	01435 862497
		Heathfield and Firs Surgery	01435 864999		
		Uckfield Hospital	01825 769999		
		Tunbridge Wells Hospital	01622 729000	<b>Local Attractions/landmarks</b>	
		<b>Education</b>		Bluebell Railway	
		Primary Schools		Lewes Castle	
		Mayfield Primary School	01435 712127	Glyndebourne	
		Skippers Prep School (independent)	01825 830234	Lymley Wood	
		Parkside Community Primary School	01435 864577	Bewl Water	
				Scotney Castle	
By Train from Tunbridge Wells					
London Bridge	44 mins				
Cannon Street	51 mins				
Charing Cross	53 mins				
Victoria	1hr 8 mins				
By Train from Crowborough					
London Bridge	1hr 9 mins				
Cannon Street	1hr 24 mins				
Charing Cross	1hr 29 mins				





### Ground Floor

Reception Hall	18'7 x 15'2
Sitting room	27'8 x 14'7
Dining room	18'4 x 12'4
Conservatory	15'10 x 13'8
Kitchen/Breakfast room	23'9 x 18'7
Family room	23'5 x 17'9
Utility room	
WC	
Study	14'7 x 8'8

### First Floor

Galleried landing	
Principal bedroom 1	17'7 x 14'3
En-Suite	
Dressing room	
Bedroom 2	14'7 x 12'7
Bedroom 3	12'4 x 9'1
Shower room	
Bedroom 4	12'4 x 8'11
Studio accessed from family room	18'2 x 13'0
Study	13'0 x 7'9

### Second Floor

Bedroom 5 with ensuite	16'0 x 15'4
Bedroom 6 with ensuite	15'8 x 15'4

### OUTSIDE

#### Grdens, Grounds and Paddocks

Stable 1	11'4 x 11'1
Stable 2	13'10 x 11'1
Tack room	
Barn	59'6 x 28'3
Store loft	27'6 x 11'8
Garage	27'6 x 17'8
Store loft	27'6 x 11'8
Driveway	

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