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West Lodge, Tottingworth Park, Broad Oak, Heathfield, East Sussex, TN21 8UH

Offers in Excess of: £895,000 Freehold



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A truly sensational, and beautifully extended former Lodge Cottage, now forming a substantial, four bedroom detached house, having been completely refurbished and extended by the current owners, comprising four double bedrooms, en-suite and large family bathroom, open plan kitchen/dining room, snug and sitting rooms, office/play room, laundry room, downstairs shower room and generous hallways, all set within gardens of just under an acre, with ample off road parking. **VENDOR SUITED** EPC Rating: C

West Lodge forms a wonderfully remodelled and redesigned family house, lovingly built by the current owners over the last few years, the house has been doubled in size and enjoys a new first floor, ground floor, roof, electrics, heating, windows, doors, décor, plumbing and landscape gardening.

The property has charm and character, but also the feel of a house that has been skilfully refurbished.

The attention to detail goes beyond what is initially on show, with the detail around the finial to the front roof, the tiles along the rear roof, plus the detail to the rebuilt chimney.

One enters via the front door, beneath a canopy porch, into an entrance hall with stairs leading to the first floor, and tiled flooring with under floor heating.

The kitchen/breakfast room is a great room, taking up one end of the house, with a triple aspect over the garden, and two sets of bi-fold doors. There is a part vaulted roofline to the rear catslide elevation, with a glass velux style rooflight.



The kitchen comprises a range of built-in cupboards and drawers, black granite worktops to the central island, and integrated appliances, to include a 6-pan electric Miele induction hob, double Miele oven/grill, Miele microwave, Siemens warming/storage drawer and Bosch dishwasher, and an inset fridge/freezer. There is the continuation of the flagstone tiled flooring with under floor heating.

Adjacent is the laundry / boot room, with a further door to the rear garden, and the ground floor shower room with toilet and vanity unit.

Part of the old lodge now forms two sitting rooms, one with triple aspect windows to the front of the house and a large wood burner, and the other with dual aspect windows to the rear garden.

Below these rooms is a very useful cellar room, fully tanked, with stone flooring and a window to the side, currently used as a study, but with scope for a variety of uses, depending on one's needs.

The stairs are divided by a half landing and has a useful understairs storage cupboard.

The first floor landing is bright and open with conservation style velux windows, and has access

to all the spacious bedrooms, the family bathroom and the loft hatch.

The main bedroom is a lovely sized room, with views across the Rother Valley, plus the garden, with built-in wardrobes and a door to the en-suite shower room, comprising his and her sinks, WC and a walk-in shower, part tiled walls and tiled floor with underfloor heating.

The large second bedroom faces the front, and has built-in wardrobes, whilst the third and fourth bedroom face the rear garden and also have built-in wardrobes and storage.

The family bathroom is across the landing, comprising a bath, separate shower, WC and vanity unit with two sinks, part tiled walls and tiled floor with underfloor heating.

Outside, the property is approached via a drive that leads to Oak Hall, a private home over which, West Lodge has a right of access.

There is ample private parking to the side of the property and steps up to the side path and rear gate. Further steps up from the front lead to the front door, and around to the side of the house and locally quarried sandstone paved patio area.

The front garden is slightly sloping down to the drive and road to the side, protected via a hedge and fence, with the side garden mainly lawned and level, with a large shed/workshop of approximately 5.5m x 3.2m to one corner, complete with power supply.

The rear garden is above the level of the house, and has a wooded boundary to the open farmland beyond, and to one corner there is a wooded area that currently houses a shepherd's hut, available by separate negotiation.



This could easily form a home studio/office, guest suite or Airbnb as it is fully insulated, electrified with Cat 6 Wi-Fi, plumbed and connected to the sewerage system.

West Lodge is situated in an Area of Outstanding Natural Beauty just outside the village of Broad Oak, backing on to open farmland.

Broad Oak is a small, popular village, with a small Spar village store, currently in the process of changing to Budgens, post office, gym and hairdressers, the popular Tottingworth Park Farm Shop and a short distance to the renowned Lakedown Brewing Co taproom owned by pop legend Roger Daltrey.

The medieval village of Mayfield is approximately 5 miles from the property and 1.5 miles from Burwash, and both have a good range of shops, pubs, schools and annual events. There are Churches of various denominations and period Inns. For more comprehensive facilities the nearest town is Heathfield, approximately 3 miles away, and the larger town of Royal Tunbridge Wells is approximately 12 miles to the north, and the coastal towns of Hastings and Eastbourne are approximately 30 minutes by car.

Stonegate train station is 4.7 miles from the property, with regular South Eastern trains to London Charing Cross, London Bridge, London Cannon Street, London Waterloo East, Tunbridge Wells and Hastings. Journey time to London Bridge is approximately 1 hour.

The area provides an excellent selection of both state primary schools (Parkside and Burwash Primary Schools are both rated Ofsted outstanding) and independent schools (Sacred Heart Wadhurst and Skippers Hill). Secondary options include Heathfield Community College, Uplands Wadhurst, Mayfield Girls School, plus the area is on the private mini bus route for other



independent schools such as Bedes and Claremont. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material information:

Council Tax Band D (rates are not expected to rise upon completion).

Mains electricity, gas, water and newly installed private drainage.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has covenants and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

We are informed that superfast broadband is available

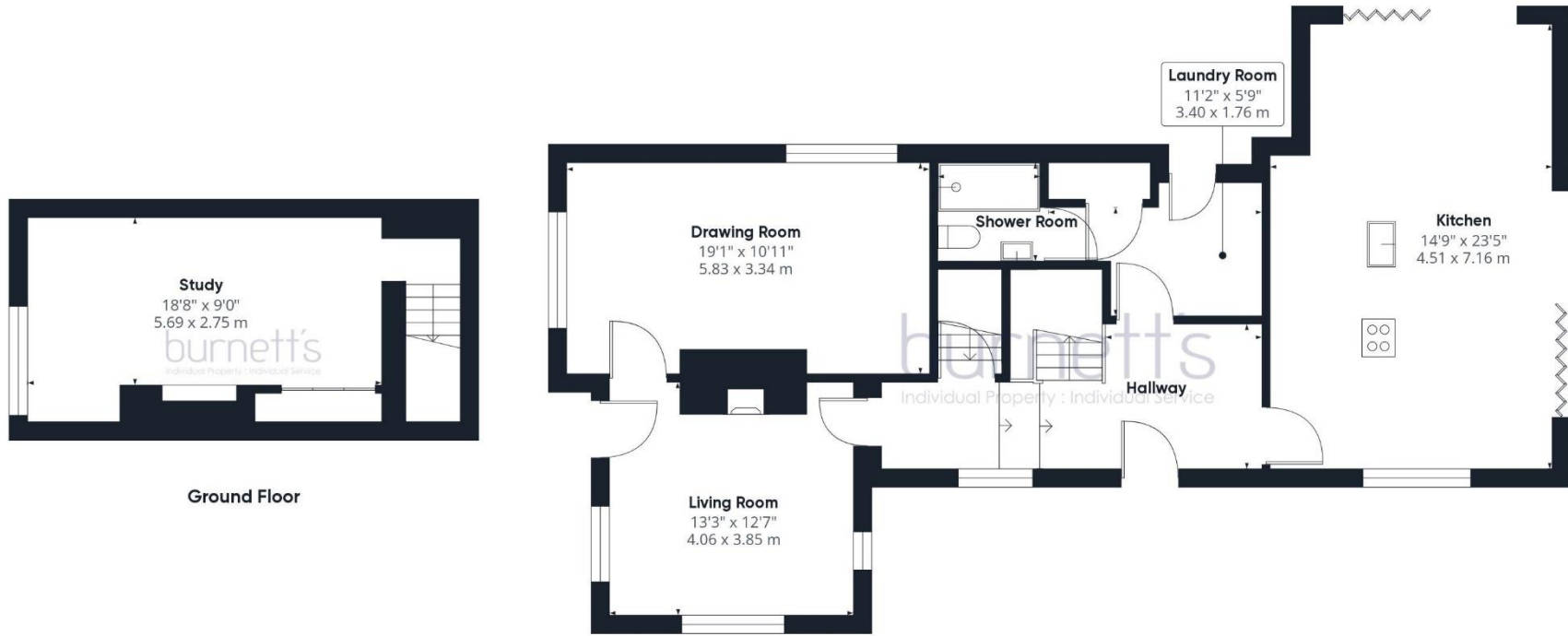
There is limited mobile coverage.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property does not have step free access.

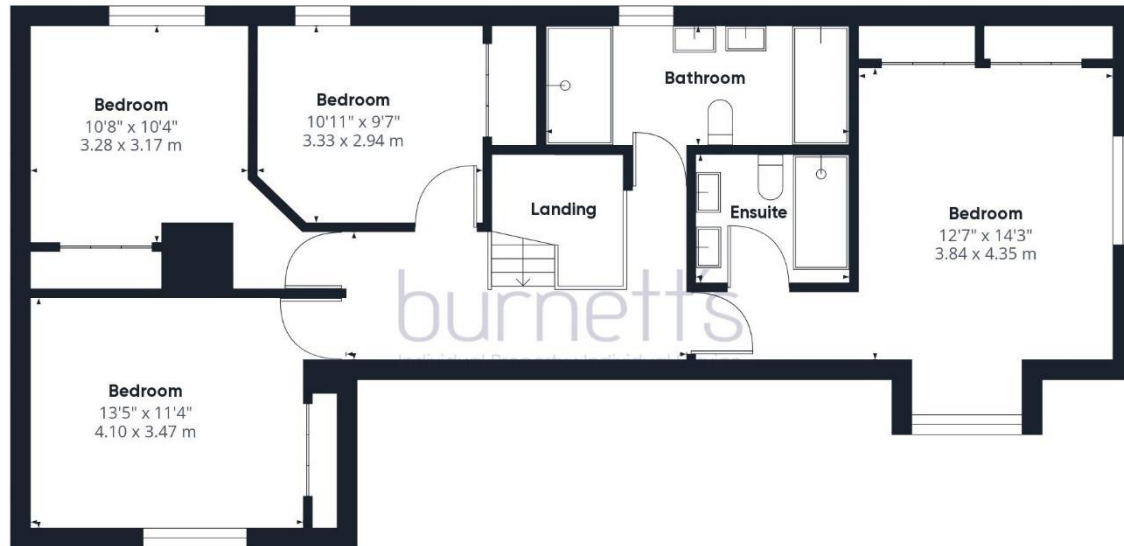
Energy performance certificate (EPC)

West Lodge Tottingworth Park Broad Oak HEATHFIELD TN21 8UH	Energy rating	Valid until:	20 August 2034
	C	Certificate number:	6321-2380-0471-9009-0493



Ground Floor

Floor 1



Floor 2

Approximate total area⁽¹⁾

2217.37 ft²
206 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.