



The Grange, Blackboys, East Sussex



The Grange, High Street, Blackboys, East Sussex

An impressive and substantial Grade II listed Queen Anne style property, offering well-proportioned accommodation of circa 5,000 sq ft as well as beautifully maintained gardens, set in the heart of the popular village of Blackboys and within the High Weald Area of Outstanding Natural Beauty.

Buxted station 3.5 miles (London Bridge from 76 minutes).
Uckfield station 3.8 miles (London Bridge from 80 minutes).
Heathfield 4 miles. Mayfield 7 miles. Lewes 11 miles. Haywards Heath 15 miles (London Bridge from 44 minutes). Tunbridge Wells 15 miles (London Bridge from 44 minutes). Brighton 20 miles. M23 24 miles. Gatwick airport 26 miles. M25 29 miles. London 55 miles. (All times and distances approximate)



7



2



5-8



EPC

E

Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311.

Council tax band: G

Services: Mains water and electricity. Oil-fired heating. Mains drainage.





The property offers substantial family accommodation arranged over three floors with the added benefit of a cellar providing useful storage.

The Property

The Grange is an impressive Queen Anne style Grade II listed detached house offering substantial and well-proportioned accommodation arranged over three floors as well as the benefit of a cellar providing storage. The property is believed to date back to the late 17th century and offers a wealth of character features including inglenook fireplaces, parquet flooring, good ceiling heights and an attractive bay window to the family room.

The spacious reception hall, which has a fireplace and a window to the side, gives access to the principal reception rooms as well as the useful cellar which provides two storage rooms. At the front of the house there is a study/home office and a cloakroom. Steps from the reception hall lead down to the secondary hall with a door to the rear, utility room, walk-in larder and a door to the spacious double aspect kitchen/breakfast room. The kitchen has a range of fitted wall and base units, a breakfast bar, butler's sink, Aga cooker and quarry tiled flooring. A door leads through to a rear hall with a w. c., store room, log room and a door to the side. To the rear of the house, the impressive reception rooms include a double aspect sitting room, a formal dining room and a family room, all linked with double doors leading into each room. The sitting room also has a door to the rear terrace and gardens.

On the first floor there are five bedrooms as well as two bathrooms and a w.c. There is also gym with a door leading through to a further gym room with sauna. There are two further bedrooms on the second floor as well as an attic/tank room with a window to the front.

Gardens and Grounds

The house is approached over a gravel driveway leading to the brick built double garage and parking area at the front of the house. The beautifully maintained gardens surrounding the house offer a great deal of privacy and are laid to lawn with a multitude of mature trees, shrubs and plants. There is a large brick paved terrace at the rear of the house as well as a stone water fountain and a pond.





Situation

The property is located in a convenient position in the heart of the popular village of Blackboys, close to Buxted and Uckfield mainline stations, within an Area of Outstanding Natural Beauty. The village of Blackboys has a primary school and a well-known and established public house - The Blackboys Inn. Uckfield, Heathfield, Tunbridge Wells and the historic county town of Lewes all provide a good range of shopping, leisure and commercial amenities. The A23 to the west of Haywards Heath provides access to Brighton, Gatwick airport, the M25 and national motorway network.

There is a good choice of schooling in the area in both the state and private sectors including Blackboys Primary School, Cross-in-Hand primary, Skippers Hill Preparatory School in Five Ashes, Cumnor House Preparatory School in Danehill, Mayfield School, Bede's School in Upper Dicker, and Eastbourne College.

Leisure amenities in the area include golf at a number of interesting courses in the vicinity including Dewlands Manor and the East Sussex National; local rugby, tennis and cricket clubs; walking and riding in the surrounding countryside; sailing and water sports on the south coast.

Directions (TN22 5JU)

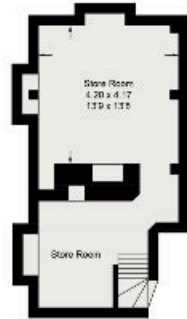
From Tunbridge Wells, proceed in a southerly direction on the A267 towards Eastbourne. Remain on this road, passing through Frant and Mark Cross. Continue along the Mayfield by-pass and go through Five Ashes. Take the second right-hand turning (B2102) signposted to Blackboys and Uckfield. Continue to the end of this road and then turn right (B2102). Proceed for 1.4 miles and, upon reaching Blackboys, turn right into the centre of the village. Proceed along the High Street (the B2101) for 0.2 of a mile and the entrance to the property will be found on the left hand side, through double five bar gates.



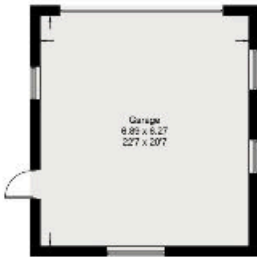




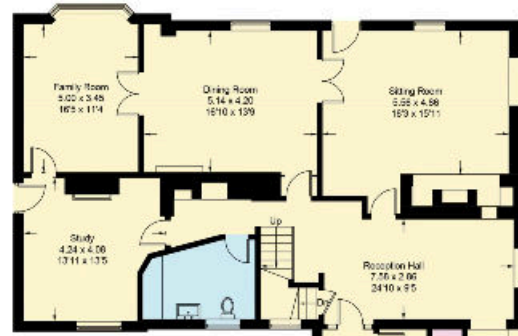
Approximate Gross Internal Floor Area
House: 461 sq m / 4966 sq ft
Cellar: 34.7 sq m / 373 sq ft
Garage: 43.3 sq m / 466 sq ft
TOTAL: 539.4 sq m / 5805 sq ft



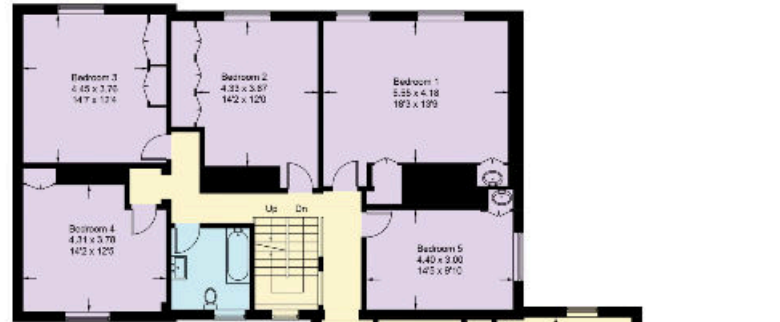
Cellar



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

Knight Frank
 Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
 Lucy Martin
 01892 354547
lucy.martin@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.