

Alehouse Farm,  
Bodle Street Green, East Sussex





# Alehouse Farm, Bodle Street Green

A wonderful Grade II listed 15th century farmhouse offering characterful and flexible family accommodation with beautiful rural views as well as just over six acres of mature gardens and grounds which include a swimming pool, vegetable garden, and outbuildings providing garaging, workshop, stables, barn and storage rooms.

Herstmonceux 2.2 miles. Rushlake Green 3.4 miles.  
Heathfield 7.4 miles. South coast 7.8 miles. Battle 9.5 miles  
(London Bridge from 76 minutes). A21 (Johns Cross) 9.7 miles.  
Stonegate 12 miles (London Bridge about 1 hour). Etchingham  
14.3 miles (London Bridge from 65 minutes). Tunbridge Wells  
20 miles. (All times and distances approximate)



**Tenure:** Freehold

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

**Council tax band:** G

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





## The Property

Alehouse Farm is an attractive double fronted Grade II listed 15th century farmhouse, believed to date back to the Tudor period, built of red brick and tile hung upper elevations with later additions. The property offers flexible family accommodation with a wealth of character features including exposed timbers and an inglenook fireplace. The impressive drawing/dining room has exposed beams, windows to the front and an attractive inglenook fireplace with wood burner. A door leads through to the L-shaped kitchen/breakfast room which has a wide range of bespoke oak fitted units with integrated Gaganau and Miele appliances and a Range cooker to one end. A door opens to a lovely conservatory with wonderful views over the gardens and countryside beyond. There is also a useful ground floor w.c. and a large store room off the kitchen, as well as stairs to the first floor. The spacious double fronted sitting room/library has a feature fireplace and fitted bookshelves. Double doors lead through to a sitting/family room with window to the front, storage cupboards and attractive large windows with views over the gardens. Off the sitting room there are two bedrooms as well as a shower room, a door to the rear and utility/laundry room with extensive fitted cupboards. This part of the house offers the potential to create a good sized self-contained ground floor annexe, ideal for multi-generational living, if required. On the first floor there are three bedrooms, all overlooking the front, and a family bathroom to the rear. The principal bedroom benefits from an en suite bathroom.

## Gardens and Grounds

The house is approached via a tree-lined driveway leading to the parking area at the front of the house and a double garage with attached workshop. At the rear of the garage, there are numerous attached agricultural buildings comprising a large traditional Sussex barn (believed to date back to the 18th century), stables, wood store, tack room, various store rooms and greenhouse. The front garden is laid to lawn and divided into various sections, divided by formal hedging. To the rear, there is a paved terrace as well as a vegetable garden and a swimming pool with paved surround, enclosed on all sides by hedge/wall borders. In all about 6.21 acres.

NB: Further land (approximately 87 acres - see Lot 2 & Lot 3 on land plan on page 11) is available separately, subject to negotiation.



The property offers characterful accommodation overlooking its own gardens and grounds and the rolling countryside beyond.





## Situation

The property is located in the Wealden village of Bodle Street Green which has a pub, church and village hall. The property is within close proximity to the larger villages of Rushlake Green (2 miles) and Herstmonceux (3 miles) both of which offer amenities for local shopping. The south coast is within easy driving distance and the major towns of Tunbridge Wells and the county town of Lewes are both about 20 miles distant. Eastbourne and the market town of Heathfield also offer a variety of shopping, commercial and recreational facilities, as does the historic town of Battle. Stonegate, Etchingam and Battle stations (all around 10 miles away) offer a good train service to London. The A21 at Battle provides connections to the national motorway network and the M25 giving access to London Heathrow and Gatwick airports. The M20 provides connections to the Channel Tunnel, the ferry ports and the International Eurostar station at Ashford. There is an excellent choice of state and private schools in the area with the popular schools of Dallington Primary School, St Andrews Preparatory School in Eastbourne, Eastbourne College, Vine Hall at Robertsbridge, Bede's at Upper Dicker and Mayfield (girls). Leisure facilities in the area include golf courses at Horam, Battle, Eastbourne, Piltdown and the East Sussex National Course at Little Horsted. Riding and walking in the surrounding countryside. Opera at Glyndebourne. Sailing at south coast centres, Bewl Water and at Eastbourne Marina.

## Directions (BN27 4UB)

From Tunbridge Wells take the A267 (Frant Road) heading south towards Mayfield and Heathfield. At the roundabout on the Mayfield by-pass, take the first exit and immediately right onto Newick Lane (A267) and continue for 3.2 miles. At the T junction, turn left onto the A265 and then immediately right onto the B2096 Battle Road. Continue for 1.6 miles and, at Chapel Cross, turn right onto Marklye Lane towards Rushlake Green and continue for 1.5 miles. On reaching Rushlake Green, turn left (just after the 30 mph signs and just before the village green) signposted to Bodle Street. Proceed straight ahead at the junction with Rookery Lane (by the green) onto Bodle Street Road. Continue on this road (which becomes Victoria Road) for 3.4 miles and the entrance driveway to Alehouse Farm will be found on the right-hand side (opposite the junction with Toll Lane) with a cattle grid.







**Approximate Gross Internal Floor Area**

**House: 279.1 sq m / 3004 sq ft**

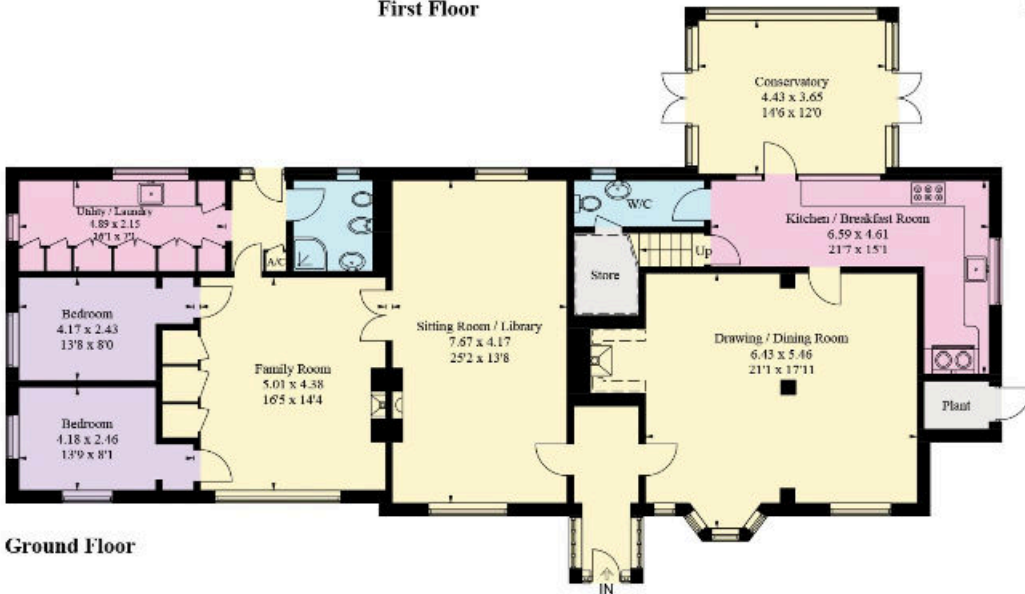
**Outbuilding: 323.0 sq m / 3477 sq ft (excluding wood store)**

**Garage: 29.8 sq m / 321 sq ft**

**TOTAL: 631.9 sq m / 6802 sq ft**



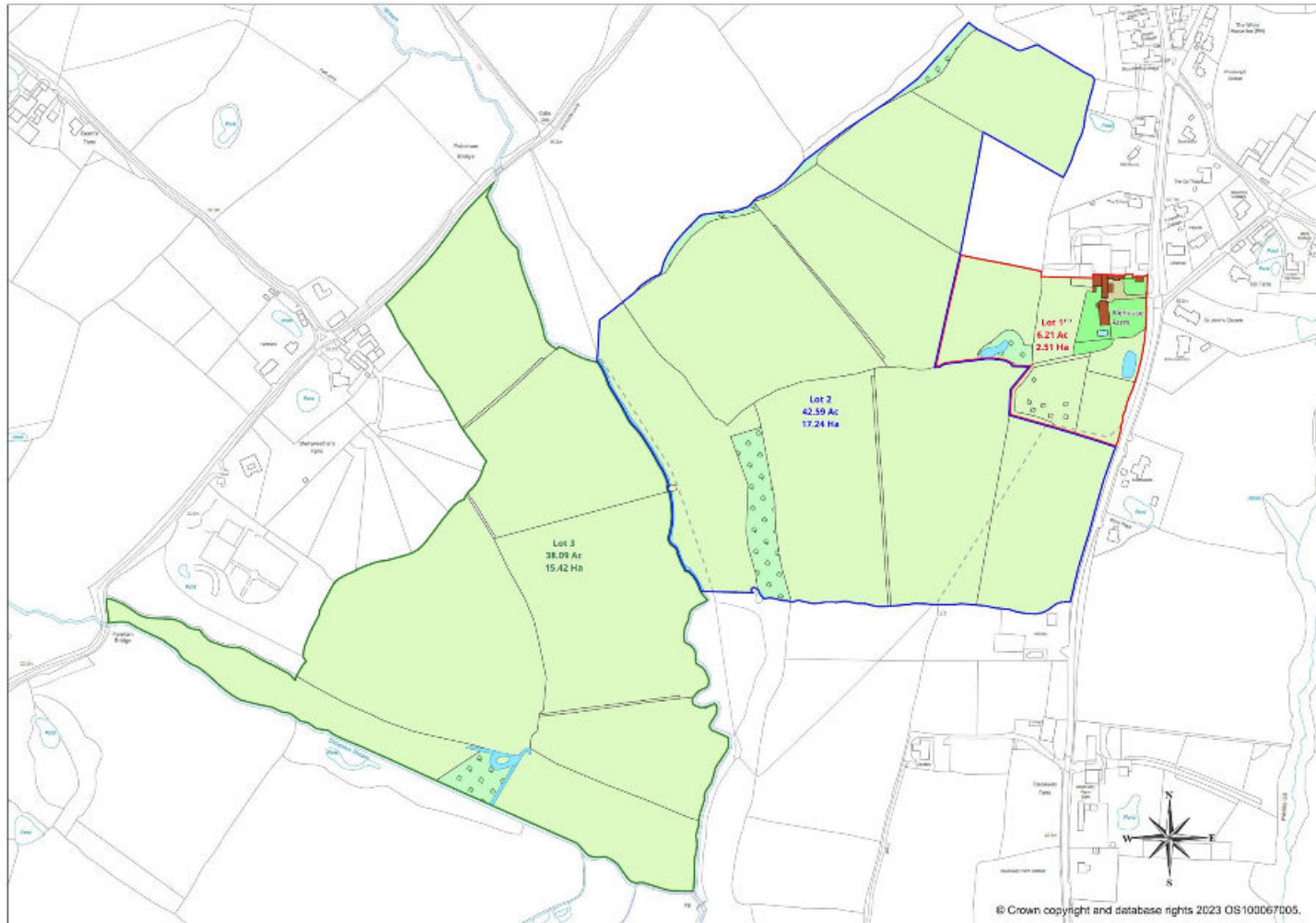
**First Floor**



**Ground 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 on the last page of the text of the Particulars.



**Knight Frank**  
**Tunbridge Wells**  
 47 High Street  
 Tunbridge Wells  
 Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

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**Simon Biddulph**  
 01892 515035  
[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)



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