

Lowfield, Bells Yew Green,
Tunbridge Wells, East Sussex





Lowfield, Bayham Road, Bells Yew Green

An attractive Grade II listed family house offering well-proportioned accommodation as well as a fabulous detached outbuilding/leisure complex, tennis court, paddock and stables. The house is situated in a popular and convenient location, close to amenities and rolling countryside.

Frant station 0.23 of a mile (London Bridge from 49 minutes).

Tunbridge Wells 3 miles (London Bridge from 45 minutes).

A21 - 4.5 miles. Wadhurst 4.1 miles. Lamberhurst 4.4 miles.

Mayfield 7.3 miles. M25(J5) 20 miles. Gatwick airport 26 miles.

Central London 44 miles. (All times and distances approximate)



5



5



3



2.77
acres

Tenure: Freehold

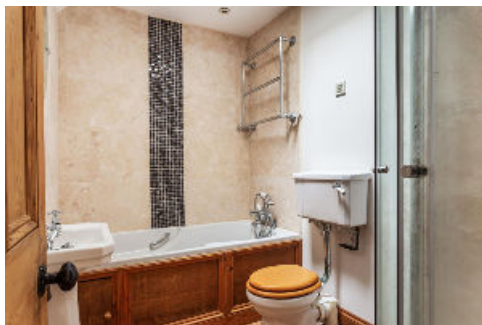
Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: F



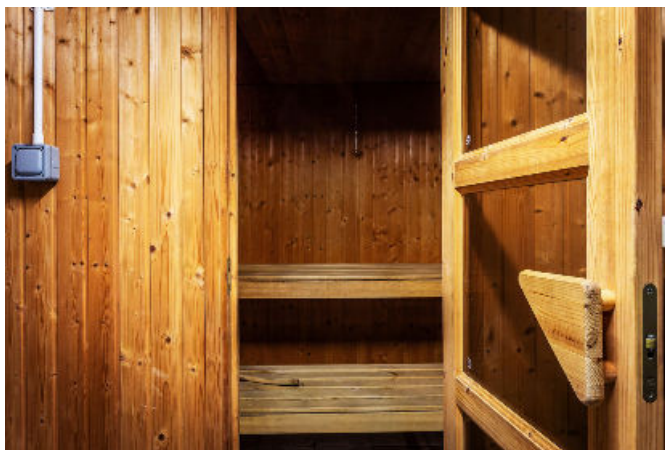






The property offers flexible and well-proportioned family accommodation.





The Property

Lowfield is a wonderful Grade II listed detached house, believed to date back to the 18th Century, with attractive weather boarded elevations. The property offers flexible family accommodation, arranged over two floors, as well as a cellar. The entrance hall gives access to the well-proportioned reception space which includes a sitting room with wood flooring, fireplace and a window to the side. There are two further reception rooms, currently used as an office and a snug/TV room. To the rear of the house, the fantastic kitchen/dining room spans the width of the house and has two sets of French doors opening out to the rear terrace and gardens, creating a perfect entertaining space. The beautifully appointed kitchen has a range of modern fitted wall and base units with integrated Gaggenau and Miele appliances, breakfast bar and a window to the rear. From the kitchen, a door leads through to a useful utility room with a door to the side and a shower room off. There is also a separate w.c. On the first floor there are five good sized double bedrooms as well as a family bathroom. The principal bedroom has two windows overlooking the rear garden and benefits from an en suite bathroom with a five piece suite including a steam shower. Bedroom two is double aspect, with windows to the rear and side, and also benefits from a four piece en suite bathroom. Bedroom three overlooks the front and has an en suite shower room. Bedroom 4 overlooks the front and bedroom 5 has a window to the side.

Outside, the house is approached via an electronically operated gated entrance over a gravel driveway leading to the double garage and substantial parking area for multiple cars. There is a separate pedestrian access to the front. The garage forms part of a substantial leisure outbuilding (in excess of 1650 sq ft) which provides a spacious snooker/games room with double doors to the gardens. A separate games room has a fitted bar area as well as a shower room off and French doors to the gardens. This leads on to a further room (currently used as a gym) and a sauna room with hot tub. The gardens and grounds surrounding the house are laid to lawn with mature trees and shrubs, a detached workshop and potting shed. To the side of the leisure complex, there is a tennis court, fenced on all sides. Beyond the garden, a five bar gate leads into a paddock with a detached stable building providing two stables and a tack room. The gardens overlook the surrounding countryside and in all the property extends to about just under three acres.





Services

Mains water and electricity. Oil-fired central heating. Private drainage. Sonos sound system in games room, bar and gym plus multi-screen TV system.

Situation

Lowfield is located in a popular and convenient position within the village of Bells Yew Green, less than a quarter of a mile (400 yards) from Frant station. Tunbridge Wells is just three miles away and offers a comprehensive range of shopping, recreational and cultural amenities. Further amenities can be found at nearby Wadhurst and Mayfield. Communications in the area are very good with access to major road and rail routes via the A21. Mainline stations at Frant (Bells Yew Green) and Tunbridge Wells offer regular services to London. There is an excellent choice of schools in the area including Frant primary school, Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst, Tonbridge School and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge. Leisure activities in the area include riding and walking in the surrounding countryside; local bowling and cricket clubs; golf at a number of courses including The Nevill, Dale Hill at Ticehurst, Lamberhurst, East Sussex National, Crowborough and the Royal Ashdown Forest; off-road cycling at Bewl and Bedgebury; sailing and water sports at Bewl and on the Kent and East Sussex coasts.

Directions (TN3 9AS)

From Tunbridge Wells proceed south on the A267 Frant Road and turn left at The Bull Pub onto Birling Road/B2169 (which becomes Bayham Road). Continue on this road and proceed straight over at the crossroads with Forest Road. Continue on the Bayham Road/B2169, passing Frant station on the right. Shortly after passing the Brecknock Arms pub, the gated entrance to the property will be found on the right-hand side (immediately after the traffic calming/single lane section of road).

Approximate Gross Internal Floor Area

House: 245.1 sq m / 2638 sq ft; Cellar: 15.1 sq m / 162 sq ft;

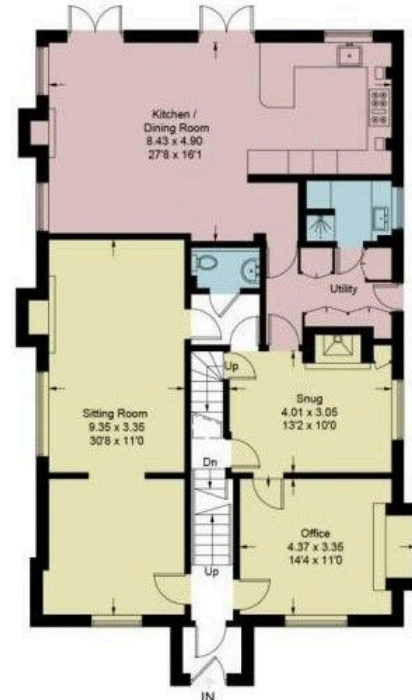
Leisure area/Double garage: 153.6 sq m / 1653 sq ft;

Outbuildings: 69.4 sq m / 747 sq ft; TOTAL: 483.2 sq m / 5200 sq ft

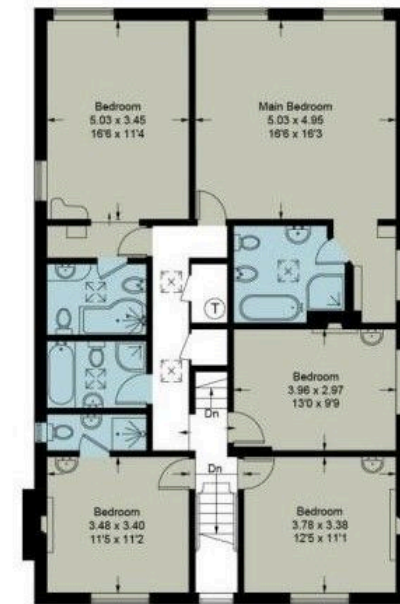


Leisure Area and Double Garage

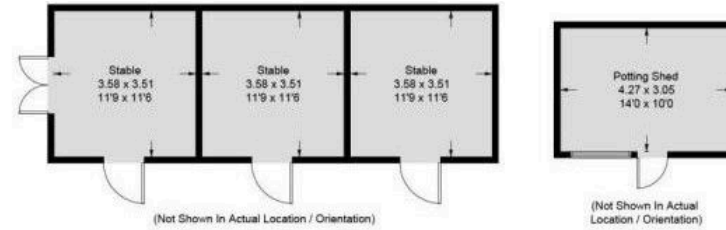
Cellar



Ground Floor



First 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](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Simon Biddulph
01892 515035
simon.biddulph@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 January 2025., Photographs and videos dated February 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.

