

Scalands Wood

Robertsbridge, East Sussex





A most attractive period house providing substantial family accommodation as well as excellent equestrian facilities and fantastic views over its own grounds and rolling countryside beyond.

Robertsbridge station 1.2 miles (London Bridge from 68 minutes). Robertsbridge village 1.4 miles. Etchingham station 2.3 miles (London Bridge from 64 minutes). Battle 6 miles. Tunbridge Wells 17 miles. Central London 61 miles.
(Distances and times approximate).


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Summary of accommodation

Main House

Ground Floor: Entrance Hall | Cloakroom | Home Office | Kitchen | Breakfast Room | Utility/Laundry Room | Drawing Room | Reception Room | Orangery | Shower Room
First Floor: Principal Bedroom | En Suite shower Room | En Suite Dressing Room | Family Bathroom | Four Further Bedrooms | Shower Room | Separate w.c.
Second Floor: Bedroom

Annexe

Bedroom | Bathroom | Sitting Room/Kitchen

Outbuildings

Detached triple Garage | 7 Stables | Tack Room | Tractor Shed | Workshop/Store | Gym/Studio | Field Shelters

Garden and Grounds

Mature gardens | Terrace | Childrens Play Area | Greenhouse | Pond | Paddocks | Woodland

In all about 39.5 acres

Situation

(Distances and times are approximate)

The property sits in a rural position, just outside the pretty village of Robertsbridge which offers amenities serving everyday needs with a primary school, post office, general store, bakery, chemist, doctor's surgery, dentist, pubs and local sports clubs.



A comprehensive range of shopping, commercial and leisure facilities are available at the larger centres of Battle and Tunbridge Wells.



Train stations are available at Robertsbridge and Etchingham with a journey time into London Bridge from just over an hour.



There is an excellent choice of schooling in the area, in both the state and private sectors, with schools including Vinehall at Robertsbridge, St Ronan's and Marlborough House at Hawkhurst, Cranbrook School, Battle Abbey, Claremont Senior School at Bodiam, Claremont Preparatory School at Hastings, and Eastbourne College.



The Property

Scalands Wood is a most attractive period house which offers substantial family accommodation totalling in excess of 4600 sq ft with wonderful views over the gardens and surrounding rolling countryside. This beautifully presented property has the benefit of being unlisted and perfectly blends period character with modern day convenience. To the rear, a fantastic orangery has a fabulous roof lantern and French doors opening out to the terrace and gardens creating an ideal space for entertaining. The spacious kitchen/breakfast room is very well-appointed and has a useful utility/laundry room off. There is also a home office with fitted desk and shelving and a ground floor shower room.

On the first floor, the principal bedroom has an en suite dressing room and shower room. There are four further bedrooms, all with fitted wardrobes, as well as a family bathroom, shower room and separate w.c. There is a further bedroom on the second floor with access to eaves and loft space.

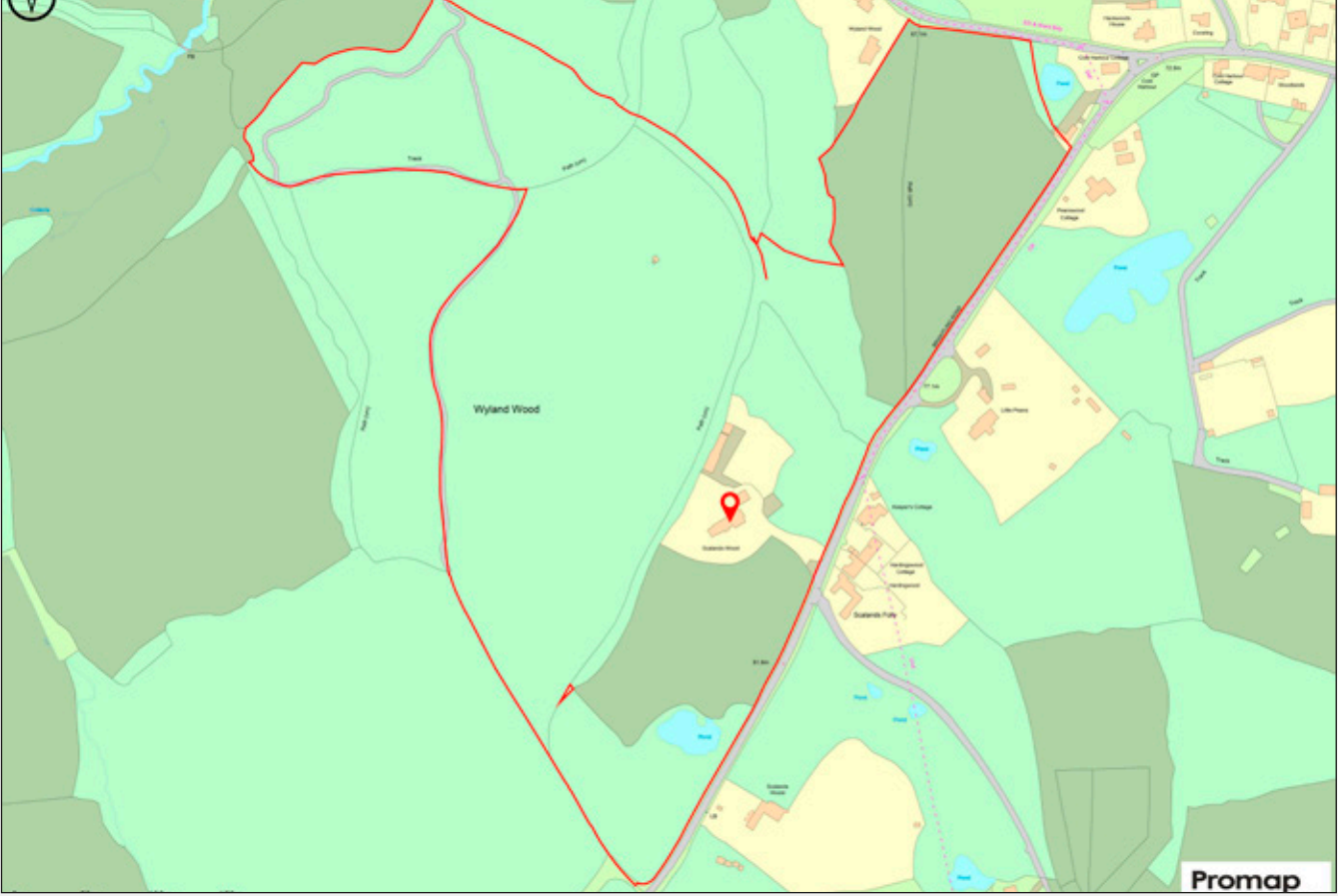






Outside

The house is approached via a gated entrance over a paved driveway leading to the house and detached triple garage with a one bedroom annexe above. The stunning gardens and grounds are beautifully maintained and include a children's play area. The gardens lead on to the excellent equestrian facilities which include a large outbuilding providing four stables, a tack room, workshop/store, tractor shed and a gym/studio. There are three further mobile stables as well as three paddocks (two with field shelters), ponds and woodland. In all the property extends to about 39.5 acres.



FLOORPLAN

Approximate Gross Internal Floor Area
Main House = 428.5 sq.m / 4,612 sq.ft
Annexe = 98 sq.m / 1,055 sq.ft
Outbuildings 236.3 sq.m / 2,543 sq.ft
Total = 762.8 sq.m / 8,210 sq.ft

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.



Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil heating in main house; electric heating in annexe. Private drainage. Fibre broadband available

Local Authority: Rother District Council, Tel. 01424 787878

Council Tax: House: G, Annexe A

EPC: House: D, Annexe: E

Postcode (TN32 5EU): From Tunbridge Wells, proceed in a southerly direction on the A21 for about 9.6 miles, passing through Flimwell and Hurst Green and bypassing Robertsbridge, then turn right onto George Hill (signposted Robertsbridge). After 0.1 of a mile, turn left onto Heathfield Gardens (which becomes Bishops Lane). Continue straight ahead onto Brightling Road and, after 0.9 of a mile, the driveway/gated entrance to Scalands Wood will be found on the right-hand side.

<https://what3words.com/albums.helpers.control>

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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.

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