

# Beechlands

Maynards Green, Heathfield, East Sussex







# An elegant Victorian detached house with substantial family accommodation, a detached office building, large garage, and lawned gardens featuring an all-weather swimming pool.

Heathfield 1.7 miles. Buxted station 8 miles (London Bridge from 76 minutes). Mayfield 8 miles. Etchingham station 10 miles (London Bridge from 64 minutes).  
Stonegate station 12 miles (London Bridge from 1 hour). Wadhurst 12 miles. Tunbridge Wells 17 miles. (All times and distances approximate).

  
9

  
4

  
5

## Summary of accommodation

### Main House

**Ground Floor:** Entrance Hall | Drawing Room | Dining Room | Reading Room | Bar Room | Conservatory | Kitchen | Utility Room | Plant/Boot Room | Cloakroom | Wine Cellar/Store

**First Floor:** Principal Bedroom with En Suite Dressing Room and Bathroom | Three Further Bedrooms | Family Bathroom

**Second Floor:** Five Further Bedrooms with En Suite Shower Room | Family Bathroom | Eaves Storage

### Garden and Grounds

Gardens | Terraces | Swimming Pool | Detached Office Building | Detached Triple Garage

In all about 2.14 acres



# Situation

(Distances and times are approximate)

Beechlands occupies a wonderful position, within the High Weald Area of Outstanding Natural Beauty, in the small hamlet of Maynards Green.

The nearby town of Heathfield offers a wide variety of recreational and shopping amenities, including multiple shops (such as a Waitrose), a leisure centre, pre-school, primary schools, and a doctors' surgery. The picturesque and historic 16th-century Sussex village of Mayfield provides an additional range of local shops, as do Wadhurst and Tunbridge Wells. In the surrounding villages, you can find numerous gastro pubs, dining establishments, and award-winning vineyards as well as independent breweries, all within a short drive or a longer walk.

There is an excellent choice of schools in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Manor (Five Ashes), Vinehall (Robertsbridge), Bede's (Upper Dicker), St Andrews Prep (Eastbourne), Eastbourne College, Benenden School (girls), Dulwich Preparatory (Cranbrook), Holmewood House (Langton Green) and The Skinners School (Tunbridge Wells).

Train services are available from Etchingham, Stonegate, Wadhurst, Buxted and Polegate with regular and reliable services to London.



# Beechlands

Beechlands is an attractive and beautifully presented Victorian house providing elegant and substantial family accommodation totalling 5,978 square feet, arranged over three floors as well as a wine cellar. This unlisted property has been thoughtfully refurbished to retain and preserve the charm of the Victorian era, featuring original floor tiles, high ceilings, ornate fireplaces, intricate coving, and ceiling roses. Additionally, the property has been enhanced with double glazing throughout, and all principal bedrooms are equipped with air conditioning.

The reception areas include an impressive drawing room with a square bay window and a connected dining room that opens onto the front terrace and garden through French doors. At the rear of the house, the modern kitchen is well equipped and includes a convenient utility area, a bar room, and a conservatory with French doors leading to the garden, creating the perfect entertaining space.

On the first floor, the master principal bedroom benefits from an en suite dressing room and a spacious bathroom with a free-standing roll-top bath and a separate shower. This level also features three additional bedrooms and a family bathroom. On the second floor, there are five more bedrooms, one with an en suite shower room, and a further family bathroom.















## Outside

The house is approached via a gated entrance over a driveway leading to the house, a detached triple garage with electric doors and a separate timber outbuilding which provides excellent air-conditioned office space. To the rear of the house, there is a quiet kitchen garden, garden store and to the side an area featuring all-weather artificial grass and a paved terrace. This leads on to a swimming pool, which benefits from a telescopic enclosure allowing for all-weather use. Beyond the driveway, there is an additional lawned area edged by mature trees and shrubs, and in all the property extends to about 2.14 acres.





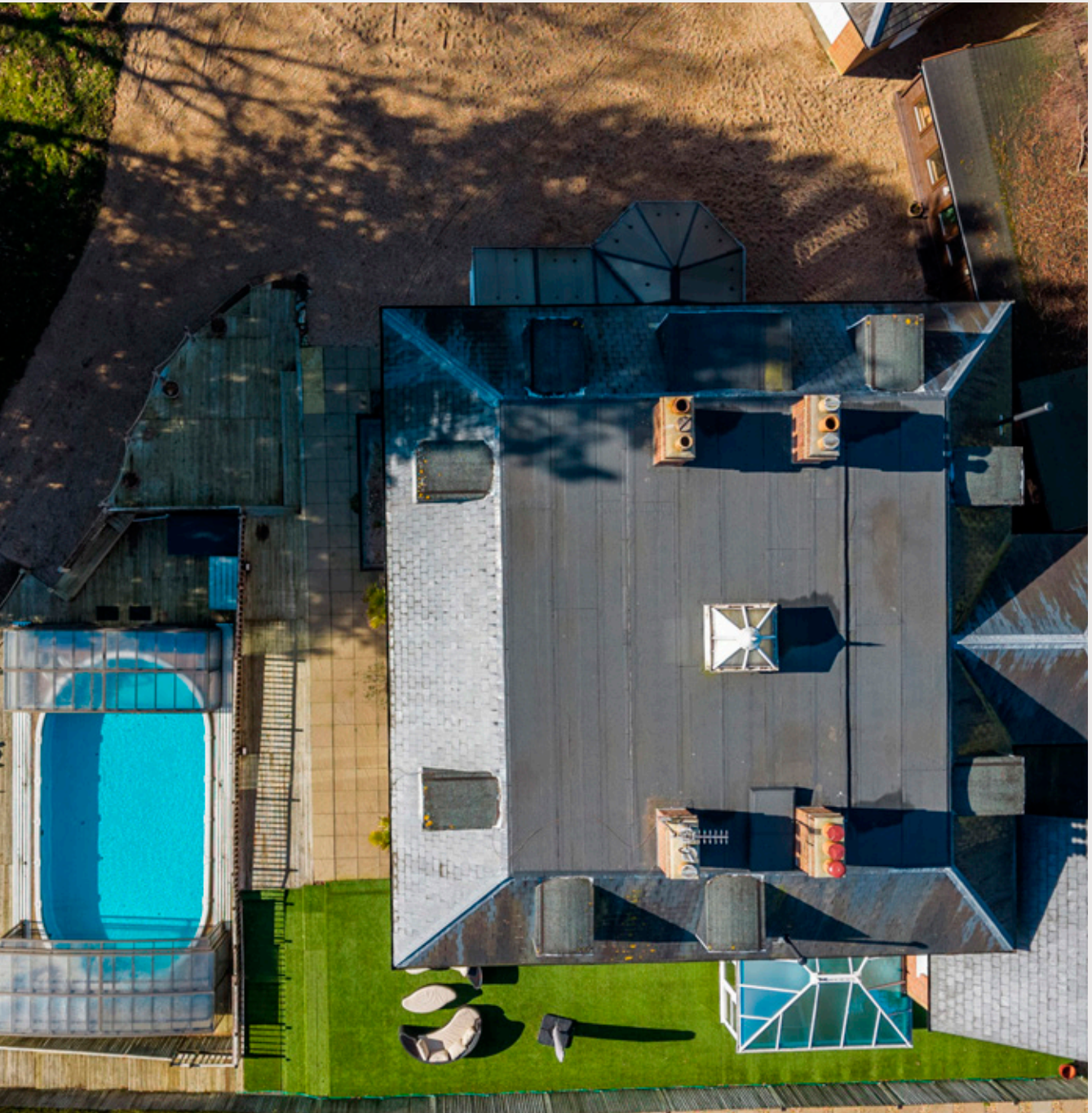




FLOORPLAN

Approximate Gross Internal Floor Area  
Main House: 530.7 sq.m / 5,712 sq.ft  
Cellar: 24.7 sq.m / 266 sq.ft  
Double Garage: 45.7 sq.m / 492 sq.ft  
Outbuildings: 107.2 sq.m / 1,154 sq.ft  
Total Area: 708.3 sq.m / 7,624 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.  
Gas-fired heating. Mains drainage.

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

**Council Tax:** Band H

**EPC:** D

**Directions (TN21 OBX):** From Tunbridge Wells, proceed south on the A267 for approximately 9 miles, passing through Frant and Mark Cross and by-passing Mayfield (following signs for Heathfield). At the roundabout, take the second exit to remain on the A267 and continue for 4.6 miles. After passing through Cross in Hand, turn right to stay on the A267 (signposted Eastbourne/Hailsham). Continue for 2.1 miles then turn left onto West Street Lane. At the end of West Street Lane turn right onto Maynards Green Road. After 0.2 of mile, by the post box, turn left onto Sicklehatch Lane. The entrance to Beechlands will be found after a short distance on the right-hand side.

<https://what3words.com/smiled.forgets.lightens>

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





**Tunbridge Wells**

47 High Street

Tunbridge Wells

TN1 1XL

**Lucy Hallett**

01892 515035

lucy.hallett@knightfrank.com

**knightfrank.co.uk**

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 March 2025. Photographs and videos dated March 2025.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.