




Wellbrook Place


Rushlake Green, East Sussex




A substantial Victorian house with a detached coach house, set within stunning gardens.

Heathfield 4 miles. Stonegate station 10 miles (London Bridge from 59 minutes). Buxted station 11.8 miles (London Bridge from 76 minutes). Tunbridge Wells 18 miles. Gatwick airport 35 miles. London 58 miles.
(All times and distances approximate)


5-6


3-5


5-6

Summary of accommodation

Main House

Lower Ground Floor: Cellar comprising Three Store Rooms

Ground Floor: Entrance Hall | Cloakroom | Drawing Room | Study | Office | Sitting Room | Dining Room | Kitchen/
Breakfast Room | Utility/Boot Room | Laundry Room

First Floor: Principal Bedroom with En Suite Dressing Room and Bathroom | Bedroom 2 with En Suite Shower Room and Balcony | Bedroom/Games Room | Two Further Bedrooms | Family Bathroom

The Coach House

Ground Floor: Sitting Room | Kitchen | Bedroom with En Suite Bathroom | Shower Room

Garden and Grounds

Stunning Gardens | Tennis Court | Lake | Pond | Workshop | Garage | Greenhouse | Store Rooms

In all about 4.3 acres



Situation

(Distances and times are approximate)

The property is located in a wonderful rural position, on the edge of the High Weald National Landscape Area and close to local amenities.



Nearby Rushlake Green has a village store with a post office as well as a well-regarded public house. A wider range of amenities are available at the larger towns of Heathfield and Tunbridge Wells.



There is an excellent choice of schooling in the area including local primary schools, Bricklehurst Manor in Stonegate, Skippers Hill Manor in Five Ashes, Mayfield School (girls), Marlborough House Vinehall in Robertsbridge, Saint Ronan's in Hawkhurst, St Andrews, Bedes and Eastbourne College in Eastbourne.



Mainline stations are available at Buxted, Stonegate, Wadhurst and Tunbridge Wells with a regular service to London.



The Property

Wellbrook Place is a beautifully presented detached Victorian home offering spacious and well-proportioned family accommodation. The property is set in an idyllic rural position surrounded by stunning gardens extending to over 4 acres.

Internally, the house offers generously proportioned rooms including the excellent kitchen/breakfast room which forms part of an extension built by the current owners. The modern kitchen provides a range of fitted units with integrated appliances and a central island. A door leads through to a useful utility/boot room and a laundry room.

The reception space includes an impressive double aspect drawing room with a working fireplace and French doors to the garden. There is a study, also with French doors, an office and a guest cloakroom. The sitting room and dining room combine to create an excellent long room with a working fireplace at one end, and two sets of French doors at the other. The dining room has wonderful views over the garden.

On the first floor, the principal bedroom suite comprises a double aspect bedroom with dressing room and en suite bathroom. The guest bedroom suite has a south-west facing balcony. There are two further bedrooms, a family bathroom and a spacious games room or bedroom 5, if required.

In addition to the accommodation provided by the main house, Wellbrook Place also has a separate, one bedroom coach house (currently used as a holiday let but could be used for guest or staff accommodation). The well-appointed accommodation includes a sitting room, kitchen and shower room as well as a double bedroom with en suite bathroom. There is also a workshop, garage, greenhouse and various storage areas.







Outside

The house is approached through a set of electric gates over a gravel driveway leading to a parking area to the front of the house. The stunning gardens have been beautifully landscaped and maintained and extend to over 4 acres. To the south west of the house there is a raised area of garden and a path leading to steps down to the herbaceous garden which leads on to the wild flower meadow. To the south eastern end of the garden is a very attractive lake surrounded by mature trees and fed by a small pond above it. Much of the garden is laid to lawn with beautifully stocked borders, manicured hedges and mature trees. In the centre of the garden is a hard tennis court complete with practice wall. There is also a vegetable garden with fruit cage. In all about 4.3 acres.

Approximate Gross Internal Floor Area
House: 445.2 sq.m / 4792 sq.ft.
Coach House: 57.8 sq.m / 622 sq.ft.
(Excluding Garage, Greenhouse & Store Rooms)

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 fired heating. Private drainage.

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

Council Tax: G

EPC: E

Postcode: TN21 9HF

Directions: From Tunbridge Wells, travel south on the A267 to Mayfield. At the roundabout, take the first exit towards Mayfield and then the first turning right into Newick Lane. Continue to the end and turn left onto the A265, and immediately right onto the B2096 Battle Road. After just over 1 mile, turn right onto Marklye Lane (signposted to Rushlake Green). Continue on this road and, upon entering Warbleton (shortly after passing the church on your right), bear right onto Hammer Lane. The gated entrance will be found after about 1.5 miles on the right-hand side.

What3Words: www.what3words.com/wing.compacts.flocking

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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Particulars dated May 2025. Photographs and videos dated July/August 2017 & May 2025.

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