



COMBE HOUSE

Broad Oak, Heathfield, East Sussex



A DELIGHTFUL COUNTRY HOUSE IN AN IDYLIC RURAL POSITION

Offering characterful and well-proportioned family accommodation.
The house sits in 10.24 acres of beautiful gardens and grounds with a
detached annexe, further outbuildings and swimming pool.



Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Oil-fired heating. Private drainage (septic tank).

Postcode: TN21 8XE

www.what3words.com/feels.burns.remotest



WONDERFUL LIVING AND ENTERTAINING SPACE

There are three spacious reception rooms on the ground floor, a cosy sitting room at the heart of the house with an open fire, leading into a formal drawing room with a fabulous double aspect and further open fire.

The kitchen comprises a range of neutral, shaker style units with ample space for appliances and a good-sized family dining table. A superb garden room flows seamlessly from the kitchen, with double doors leading directly out onto the south-facing terrace - creating a wonderful living and entertaining space.

The ground floor is completed by a separate utility room, downstairs cloakroom and a wine cellar under the kitchen accessed by external stairs.









SUPERB OUTLOOK OVER THE GARDEN

Stairs lead up to the first floor where the principal bedroom offers a superb outlook over the garden and a well-appointed en suite shower room.

There are three further bedrooms on this level, served by a good-sized family bathroom, complete with separate bath and shower.







DELIGHTFUL GARDENS WITH STUNNING RURAL VIEWS

Combe House is approached along a private driveway leading to ample parking and steps leading up to the house.

The gardens have been meticulously and lovingly cared for by the current owners, offering ideally placed seating for alfresco dining and entertaining, with an expanse of lawn interspersed by well-stocked borders and established trees.

To one side of the formal gardens is an enclosed outdoor swimming pool with paved surround and detached pool house.

The house and gardens are bordered on either side by agricultural fields, with the plot extending in all to approximately 10.24 acres.





OUTBUILDINGS

There are a number of versatile outbuildings on offer including a detached one bedroom annexe, home office, green house and barn/shed storage.

A detached single garage benefits from storage at the rear and stairs leading up to a first floor, currently used as a gym.







SITUATION

The property is situated in a stunning rural setting on a no-through country lane. The area is designated as part of the High Weald Area of Outstanding Natural Beauty.

Broad Oak Village has a general store, post office and gym. Nearby is the market town of Heathfield with many local amenities and a wide range of shops. Within a short drive are the thriving towns of Tunbridge Wells and Lewes.

There are regular train services to London from Stonegate station and an excellent choice of schooling in the area, in both the state and private sectors.





DISTANCES

Broad Oak Village 2 miles, Heathfield 3.5 miles, Stonegate Station 4 miles, Tunbridge Wells 14.5 miles, Lewes 19 miles .

(All times and distances are approximate)









Approximate Gross Internal Area = House: 245.9 sq m / 2647 sq ft.
 Outbuildings: 191.3 sq m / 2059 sq ft. TOTAL: 437.2 sq m / 4706 sq ft
 (including annexe & garage; excluding swimming pool).

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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