



**THE PIGEON HOUSE,**  
52 LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PN



**Lambert  
& Foster**







ETCHINGHAM STATION 1.7 MILES | TUNBRIDGE WELLS 13 MILES | HASTINGS SEAFRONT 14 MILES

## THE PIGEON HOUSE, 52 LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PN

An impressive and truly unique Grade II Listed family residence providing four bedrooms (two en suite) in the main house, three reception rooms, approximately 4,735 sq ft / 439.8 sq m (including two bedroom annex, garage and summer house) of well presented family accommodation arranged over two floors, self contained two bedroom annex arranged over two floors, parking, all complemented by beautiful gardens and grounds extending to approximately 0.35 of an acre, enjoying a superb location within close proximity to Bedgebury Forest and Bewl Water.

OFFERS IN EXCESS OF £1,000,000



### SITUATION

The Pigeon House is set in the village of Hurst Green which is a civil parish in the Rother district of East Sussex and is located south of the East Sussex / Kent border at Flimwell. The area is entirely contained within the High Weald Area of Outstanding Natural Beauty. Hurst Green is located on the A21 road, halfway between Tunbridge Wells, Kent, in the north and Hastings

in the south, approx 13 miles (20 km) each way. Etchingam Station (1.7 miles) has frequent services to London Bridge (from 66 minutes) Main roads provide access to the M20, M25 and the national motorway network and Gatwick and Heathrow airports.



## DIRECTIONS

On entering the village via A21 (southbound from Flimwell) proceed until you get to Station Road. The Pigeon House can be found shortly on the left hand side just after the set of traffic lights.





## DESCRIPTION

The Pigeon House is an impressive, Grade II Listed family residence which retains an abundance of features indicative of the period including decorative details, exposed beams and fireplaces. In contrast, the striking, modern kitchen extension is a real hub of this home.

Accommodation to the ground floor comprises; entrance hall, study room, dual aspect sitting room with log burner, dining room, snug room with feature Inglenook fireplace, utility room and stunning open plan kitchen/family room with large sliding glass doors, polished marble tiles and kitchen island. The kitchen features a large glass roof allowing an abundance of light to flood in.

Arranged on the first floor is the principle dual aspect bedroom with en-suite shower room, bedroom two with en-suite shower room and a further two bedrooms. The family bathroom is of good proportions and features a free standing bath tub.

Attached to the main house is a sizeable 1046 sq ft (97.1 sq m) two bedroom Annex which is in excellent condition throughout, with two sitting rooms, separate kitchen/breakfast room, two bedrooms and family bathroom. The Annex has previously generated a good income for our vendors as a holiday let. Equally, secondary accommodation for family or friends would be perfect.

















## GARDENS & GROUNDS

The gardens and grounds extend to approximately 0.35 of an acre which features a variety of mature trees, shrubs and borders and is mainly laid to lawn. The private grounds are perfect to relax in and further benefits from a beautiful modern summerhouse with bi-folding doors and seating area with firepit. The approach to the house is down a private drive leading to a large driveway with ample parking for several cars with additional parking available in the garage.





# FLOOR PLANS

## Pigeon House, 52 London Road, Hurst Green, Etchingam, TN19 7PN

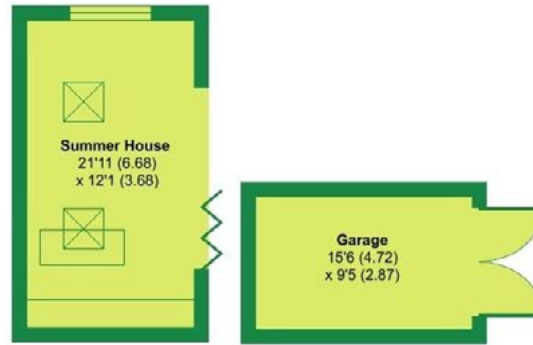
Approximate Area = 3270 sq ft / 303.7 sq m  
 Limited Use Area(s) = 9 sq ft / 0.8 sq m  
 Annexe = 1046 sq ft / 97.1 sq m  
 Outbuilding = 264 sq ft / 24.5 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 4736 sq ft / 439.9 sq m

For identification only - Not to scale

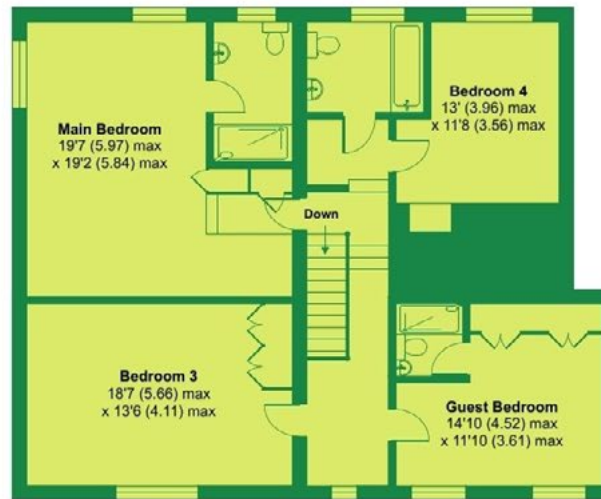
Denotes restricted head height



GROUND FLOOR



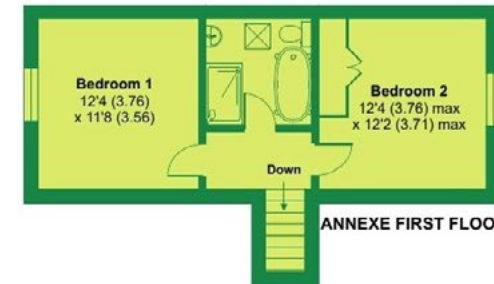
OUTBUILDING



FIRST FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Lambert and Foster Ltd. REF: 1058909





**VIEWINGS:**

Strictly by appointment with the Agent's Wadhurst office 01435 873999  
sussex@lambertandfoster.co.uk

**SERVICES:** Mains electricity, water and drainage. Mains gas fired central heating.

**LOCAL AUTHORITY:** Rother District Council rother.gov.uk

**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**MONEY LAUNDERING REGULATIONS:**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.







OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

**Tel. 01435 873 999**

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

**Tel. 01303 814 444**

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS