



## Campfield Rough, Duddleswell

East Sussex TN22 3JN

£1,400,000

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# Campfield Rough

## Duddleswell

A magnificent 4 bedroom 2 bathroom detached country home with a detached studio/home office, grass tennis court and detached triple garage all within 2.5 acres of parklike grounds situated in an enviable position in the Ashdown Forest.

Campfield Rough lies in a beautiful and completely secluded position, believed to have been built in 1840 and significantly enlarged in 1911. The property has been much improved by the current owners and boasts impressive Edwardian carved panelled features. The gardens and grounds host a number of mature trees as well as several types of Acer, a Pieris, Gingko, Eucryphia and Eucalyptus. Within the grounds is a 345 sq ft studio/home office which has a separate WC and found nearby is the grass tennis court.

The property is entered via a central hallway with a cloakroom and a double aspect study. The drawing room is a distinguishing feature of the property having an imposing carved panelled fireplace with an attractive bay window enjoying a fine aspect of the gardens. The dining room has similar features and a tile slate floor which continues throughout the ground floor. The kitchen/breakfast room is made up by a matching range of oak units with granite work surfaces, integrated appliances and halogen six ring range.







## Campfield Rough

Duddleswell

The first floor provides a spacious landing, a principal bedroom with bespoke built-in wardrobes and an en-suite bathroom comprising of a white heritage suite, an oak panelled bathtub with matching vanity unit and underfloor heating. There are 3 further double bedrooms all enjoying a fine aspect of the grounds and a beautifully fitted family bathroom.

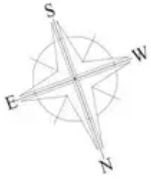
Outside, the front of the property is approached via a discreet driveway that continues to a set of twin five bar gates opening into a courtyard providing parking for a number of vehicles and in turn leads to a detached triple garage, the tennis court is found just beyond. The gardens and grounds surround the property on all sides, with formal lawns to the rear and a sandstone terrace adjoining the rear of the property. The rolling lawns are flanked by an array of tall mature trees and shrubs creating an idyllic setting. The whole in 2.5 acres.



EPC band E

Council tax band G

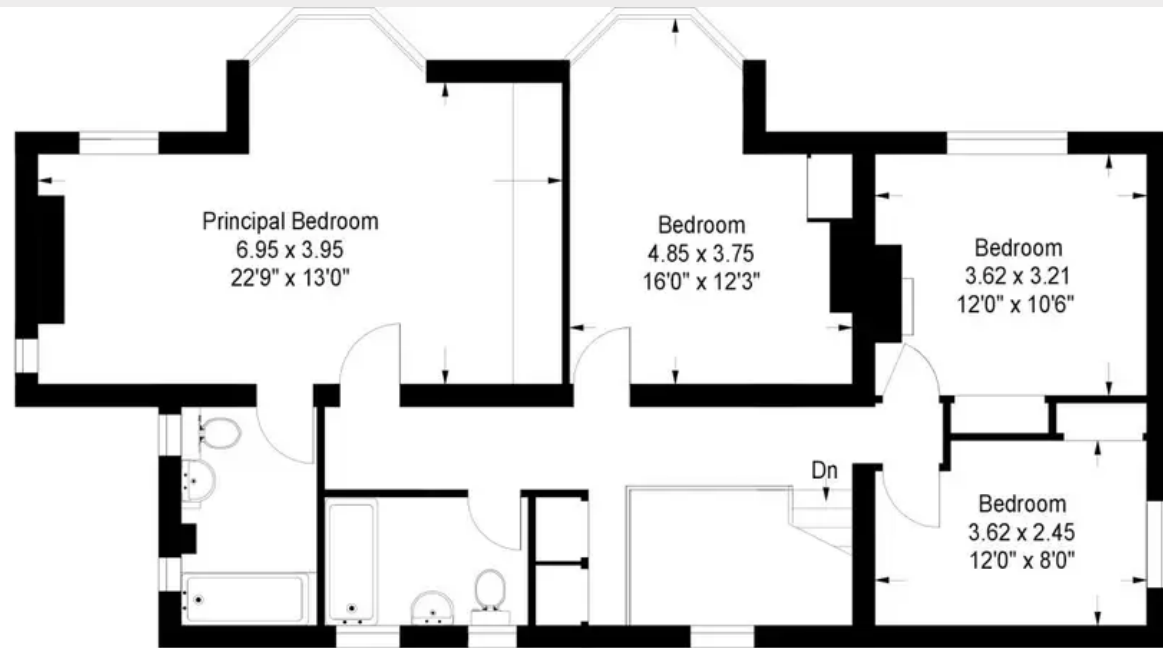
Services: Oil fired central heating and private drainage



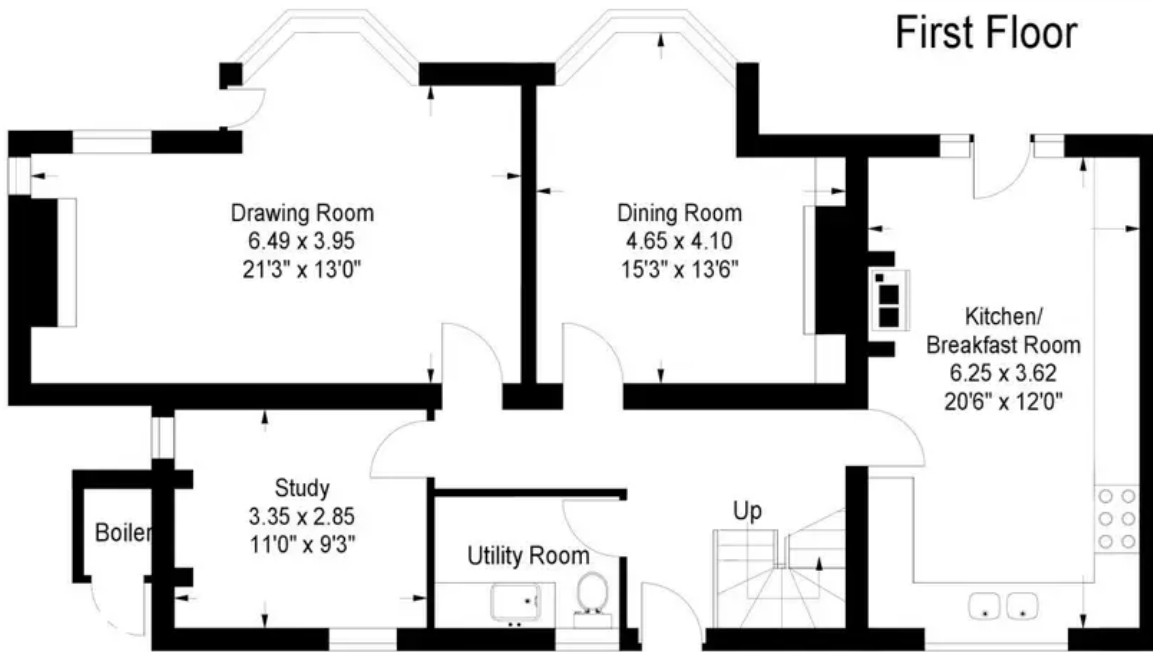
## Campfield Rough

Approximate  
Gross Internal Floor Area  
House: 189sq.m. or 2034sq.ft.  
Studio: 32sq.m. or 345sq.ft.

Floor plans prepared to provide a layout  
and location of the accommodation,  
and for illustrative purposes only.



First Floor



Ground Floor

