



Rushlake Green, Heathfield, East Sussex TN21

£1,395,000 Freehold

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in brief...

- Magnificent 5 bedroom detached 1920s country house
- Triple garage and several outbuildings
- Occupying a stunning plot of 1.3 acres - surrounded by glorious countryside
- Detached Garden Studio/Home Office with beautiful far reaching views
- Georgian style glass Orangery forming an impressive kitchen/dining/living room
- Separate utility room
- Several reception rooms and period features
- Three en-suite bedrooms and a family bathroom
- Attic room/5th bedroom



in more detail...

A magnificent 5 bedroom 3 bathroom detached 1920's country house with a triple garage, substantial Garden Studio/Home Office and a number of outbuildings. Well positioned within its 1.3 acres of beautifully kept gardens and grounds surrounded by open countryside in a wonderfully private setting, lying on the edge of the ever-desirable village of Rushlake Green.

This home has a truly wonderful bespoke kitchen/breakfast room/family room (27'4" x 21'6") which is enhanced by the adjoining orangery with the glass architecture creating light, warmth and ambience. The original part of the house has an imposing and most distinctive facade, retaining a wealth of period features which include a number of fireplaces and exposed ceiling timbers.

The property is situated well within its plot, accessed via electrically operated wrought iron gates and a long meandering driveway, which provides a lovely approach to the property and gives access to the detached triple garage with ample space for vehicles and has electric doors, light and power. Within the grounds is a substantial Garden Studio/Home Office with power and light which is fully insulated and suitable for year-round use. The Studio is divided into three rooms with two sets of French doors and beautiful far reaching views.

The living accommodation extends to 2887 sq ft. and is arranged over three floors. There is a large reception hall with cloakroom, flowing through to a spacious dining room. Continuing from the dining room is a snug with wood burner and french doors to the terrace. An impressive kitchen/dining/living room fitted with integrated appliances and a large central island with marble work surface and breakfast bar. Triple aspect with two sets of French doors leading to the terrace and gardens. There is also a formal drawing room with a beamed ceiling and a brick fireplace with wood burning stove. The ground floor accommodation also includes a Study/Home Office which is dual aspect and has French doors leading to the gardens.

The first floor provides a dual aspect principal bedroom suite with an extensive range of built-in wardrobes and en-suite shower room. There are a further three bedrooms on this floor, two of which have en-suite facilities. There is also a family bathroom with roll top bath and separate shower. All with beautiful views of the landscaped gardens and grounds.

The second floor provides a versatile bedroom with vaulted ceiling and Velux windows.



outside and the location...

Superb landscaped grounds of 1.3 acres surround the house as does a stone paved terrace with access from the Breakfast Room, Orangery and Snug. From the terrace the lawns stretch away to the boundaries with a backdrop of many mature trees and shrubs. The gardens which provide a feeling of space and seclusion include a large formal pond and a wide variety of mixed planting that provides year-round colour and interest.

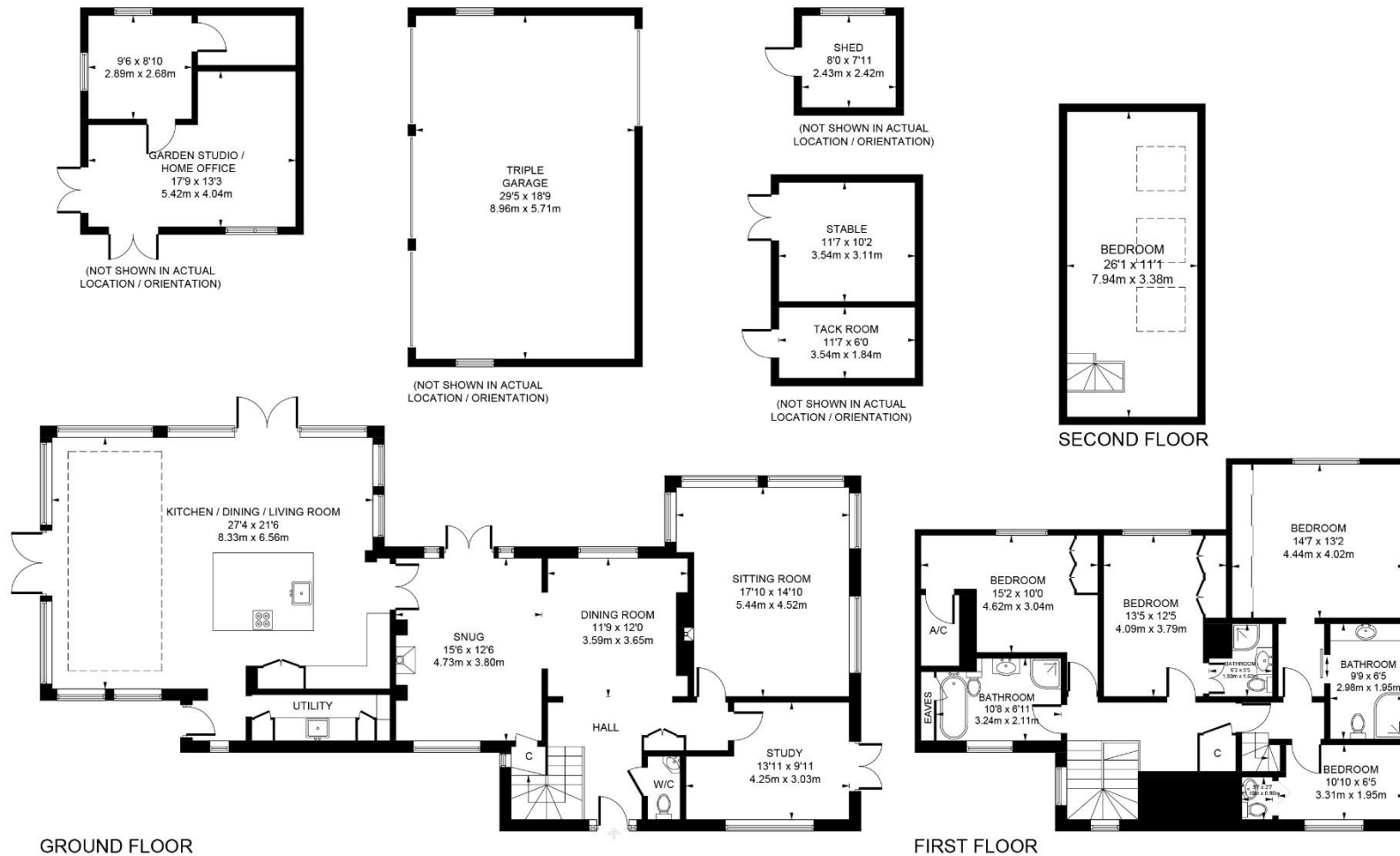
The picturesque village of Rushlake Green is surrounded by open countryside and forms part of an Area of Outstanding Natural Beauty. There is a village green surrounded by interesting period houses and cottages, The Horse and Groom pub and general store/post office. Heathfield town is close by offering a wide range of amenities including a Waitrose, leisure centre, doctor's surgery and schools, etc.

Other schools within 15 minutes include, Mayfield Girls School, Skippers Hill Preparatory School at Five Ashes and Bedes Public School at Upper Dicker. Eastbourne College is around 30 minutes' drive.

Stonegate Mainline Station is within a 15 minute drive. Tunbridge Wells with its train station and comprehensive shopping facilities and numerous restaurants and wide range of schools is within 25 minutes' drive.

Please check google maps for exact distances and travel times (property postcode: TN21 9QA)

Approximate Gross Internal Area = 268.2 sq m / 2887 sq ft
Outbuildings = 104.7 sq m / 1127 sq ft
Total = 372.9 sq m / 4014 sq ft



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