



Curtains Hill, Hadlow Down, TN22 4DU

£1,450,000 Freehold

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## *in brief...*

- A magnificent character Oast enjoying fine views across the grounds
- Beautifully positioned with 6.5 acres
- One bedroom self-contained annex
- Former stable block
- Floodlit Ménage

- All weather tennis court
- 4 bathrooms
- Several reception rooms
- Timber chalet/gym
- Orchard





## *in more detail...*

An outstanding 4 bedroom 4 bathroom detached Oast House with 6.5 acres of stunning grounds, a former stable block with adjoining one bedroom annex, all weather tennis court, ménage, orchard, detached timber chalet/gym and a detached car port with one side as an open garage and the other enclosed with storage space. Surrounded by open countryside.

Five Chimneys Oast is a magnificent country home believed to date from the 1850's. Lovingly improved over the years, boasting many period features and mezzanine levels. Affording impeccable Chadder and Co bathroom suites, tasteful décor throughout and an impressive bespoke kitchen/breakfast room.

The ground floor accommodation lends for entertaining having several reception rooms and a guest bedroom with en-suite bathroom. The grounds are truly stunning, beautifully kept with a rose garden and orchard hosting 26 fruits trees with 3 more in the main garden. Within the grounds are several paddocks to rotate horses all having water connected. Furthermore, there is well positioned all weather tennis court, timber chalet and ménage. To the front there is a carport, a discreetly positioned stable block with an impressive self-contained annex with a private sandstone terrace.

This property lies in an enviable position enjoying fine views across its own grounds. The accommodation extends to 3159 sq ft and comprising in brief on the ground floor, a most welcoming vaulted reception hall and several reception rooms. Made up of a sitting room with stone fireplace continuing through to a vaulted drawing room with picture window and wood burning stove. A guest bedroom with en-suite bathroom and a mezzanine level/study area. There is a large utility/laundry room assessed from the reception hall and en-suite. A kitchen/breakfast room, fitted with a range of bespoke country style units, a large central island, granite work surfaces, breakfast bar and two oven electric Aga. The kitchen/breakfast room flows through to the roundel which serves wonderfully well as a dining room enjoying a fine aspect of the gardens.

The first floor provides a large landing, a master bedroom with en-suite and staircase rising to dressing room with feature skyline window to the cowl. There are two more bedrooms both having a mezzanine level offering further sleeping quarters with ensuite bathroom and study/storage area. To the far end of the landing is a beautiful family bathroom, comprising a freestanding bath and separate shower cubicle. Bedrooms 2 and 3 can easily be remodified to form one large bedroom.



## *outside and the location...*

Outside the front of the property is approached via electric gates and circular driveway with central island flanked with box hedging. To the left is a detached car port with one side as an open garage and the other enclosed used for storage. Close boarded double gates lead to the former stable block with plant room and adjoining the well insulated annex.

The Annex has underfloor heating throughout and is formed of an entrance hallway, shower room, a double bedroom and open plan sitting room with the kitchen to one end. French doors open to a private seating terrace.

Formal gardens lie predominately to the rear of the property and enjoy a fine outlook with an open circular summerhouse with power and light connected. A dog pen and run is found to one side. The fields are arranged as paddocks with separate access and the orchard is found nearby. A timber chalet/gym lies towards the far boundary and beyond is a full size Charles Britton floodlit ménage. The whole enjoying a southerly aspect, standing in a total of 6.5 acres.

Five Chimneys Oast is positioned in a rural location enjoying spectacular views towards the South Downs conveniently positioned between Hadlow Down and Buxted Villages.

Buxted, two miles to the west offers a main line train station offering services to London in just over an hour as well as local shopping facilities to include general stores, a medical centre and two popular pubs.

Alternatively Uckfield town is within 4 miles offering several bars/restaurants, supermarkets, a public cinema and library and a popular leisure centre together with a railway station providing services to London.

The market town of Heathfield is three miles to the east providing a wider range of shopping and commercial facilities.

The regional town of Tunbridge Wells is about 13 miles to the north providing an extensive range of shopping, commercial and recreation facilities, and a main line train service to Charring Cross and Canon Street in 56 minutes.

There are excellent schooling facilities in the area including the village primary school in Hadlow Down and a primary school in Buxted Village together with St. Leonards at Mayfield, St. Bedes at Upper Dicker, Vine Hall at Robertsbridge and Community Colleges at Heathfield, Wadhurst and Robertsbridge.

(Buxted 2 miles, London Bridge 1 hour 10 mins, Crowborough 10 miles, Wadhurst 11.5 miles, Tunbridge Wells 13 miles, London Charing Cross 56 minutes).

Please check google maps for exact distances and travel times (property postcode: TN22 4DU)

# Curtains Hill, Hadlow down, TN22

Approximate Gross Internal Area = 293.5 sq m / 3159 sq ft  
 Annexe = 43.8 sq m / 471 sq ft  
 Outbuildings = 79.3 sq m / 853 sq ft  
 Total = 416.6 sq m / 4483 sq ft  
 (Excluding Void)

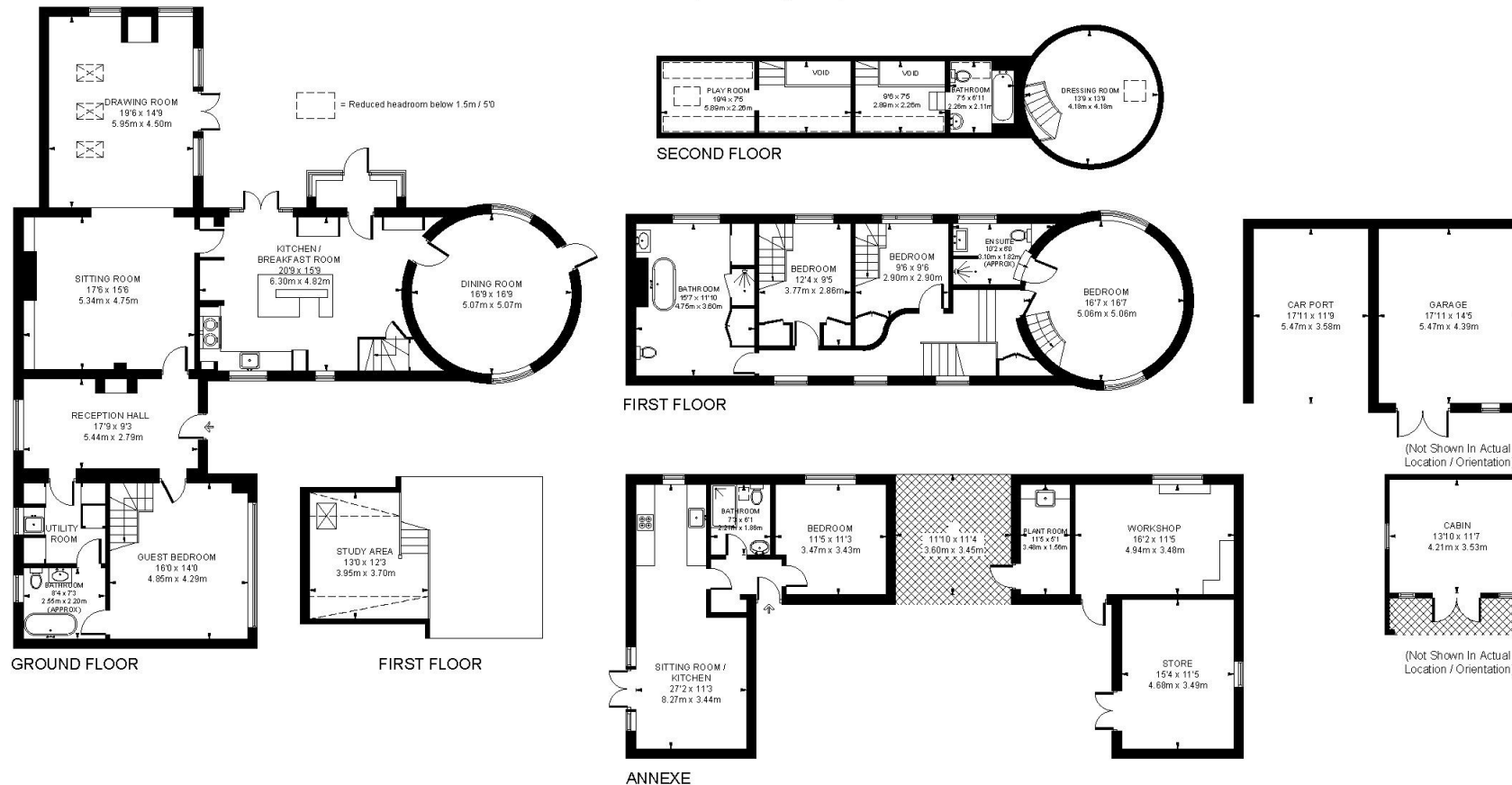


Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID686206)

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