

Socknersh Manor, Etchingam, East Sussex





A beautifully refurbished Grade II listed manor house with excellent leisure facilities in outstanding gardens and a **magical setting** overlooking its own valley.

Summary of accommodation

Reception Hall | Drawing room | Study | Dining room | Family room
Modern kitchen/breakfast room | Utility room | Boot room | Cellar
Cloakroom/bathroom

Principal bedroom suite with bathroom and two dressing rooms
Five further Bedrooms (four en suite)

Coach House with hydro pool and tanning salon | WCs and shower
Gymnasium and self-contained one bedroom apartment with separate access

Range of large, traditional stone barns offering secure garaging and extensive storage

Licensed underground petrol tank

Swimming pool | Pool house | Outdoor kitchen | Spa bath | Dining pavilion | Sun terrace

Floodlit tennis court | Stable yard

Games room with entertaining area with bar, snooker room, and fully fitted kitchen

Modern 25 x 15m general purpose building ideal for car storage

Boating/fish lake, traditional oak boathouse with jetty

Beautiful formal gardens including walled and courtyard gardens, knot garden, orchard and lawns

Fenced paddocks with water and field shelters

Woodland pavilions | Cross country course | Woodland | Parkland

In all about 55.61 acres

Approximate gross internal floor area

Principal house – 8,263 sq ft

Coach House – 3,132 sq ft and with further outbuildings 21,057 sq ft in total

Distances

Etchingam 2 miles, Brightling Park 2.8 miles, Heathfield 8 miles, Royal Tunbridge Wells 13 miles, Central London 60 miles (Charing Cross 75 minutes and London Waterloo 70 minutes) (All distances and times are approximate)



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Socknersh Manor

Socknersh Manor enjoys an idyllic and peaceful setting near the attractive village of Burwash in the heart of the Sussex countryside.

Few houses in the south east of England have a more spectacular setting. Socknersh Manor sits at the end of a long drive in an elevated yet protected position overlooking a tranquil wooded valley and lake. This part of Sussex is renowned for its grand houses and large estates, and as a result the surrounding countryside is regarded as one of the most beautiful parts of England.

Set away from major roads and towns, the house and grounds are remarkably peaceful.

Originally built in the early 16th century and listed grade II, Socknersh is of significant architectural and historic importance and has been subject to sensitive management in recent years. As with all houses of this genre, parts have been substantially rebuilt over the centuries. Accordingly, the property has many fine architectural features, such as doorway overlooking the valley with its gabled hood supported by two male figures known as 'baby eaters' which reappear around the house.

The house is largely of timber frame construction with herringbone brick in-fill under a tiled roof. It boasts a wealth of features, including grand fireplaces, panelling and wide oak floorboards. Both original 17th century doors and several of the earlier windows with leaded lights and moulded mullions remain intact. Internally, the principal reception rooms are all of a good size and, as with the primary bedroom suites, enjoy spectacular views to the south over the gardens, lake and woodland beyond.

More recently the property has been the subject of a comprehensive refurbishment and modernisation programme. This has included the reroofing of the main house and barn, repaired leaded windows, rewired, with new lighting throughout and 3-phase electricity supply brought in. The plumbing has also been modernised with new boilers, mega flow units and a new treatment plant. The kitchen is also new as are the majority of bathrooms.





The gardens have been replanted and landscaped enhancing the setting further. This is an exceptional period property which balances formal entertaining and easy family living space and offers an extensive range of leisure facilities. The comprehensive upgrade of the infrastructure, combined with the sympathetic refurbishment of the property, mean it is now set up for enjoyment over many years to come.



Socknersh Manor

Approximate Gross Internal Floor Area
767.7 sq m / 8263 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



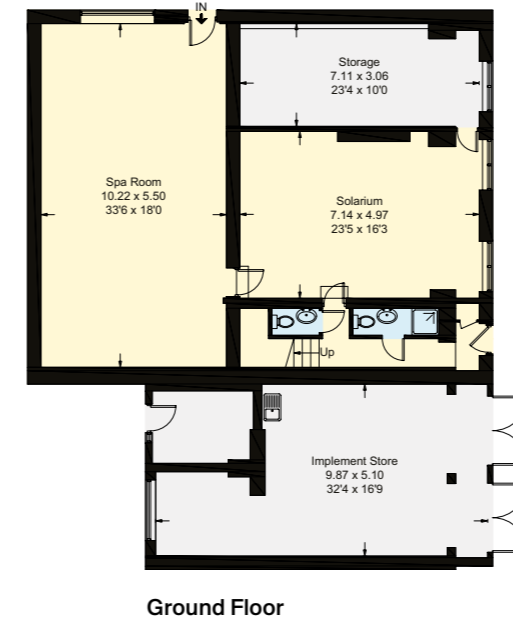
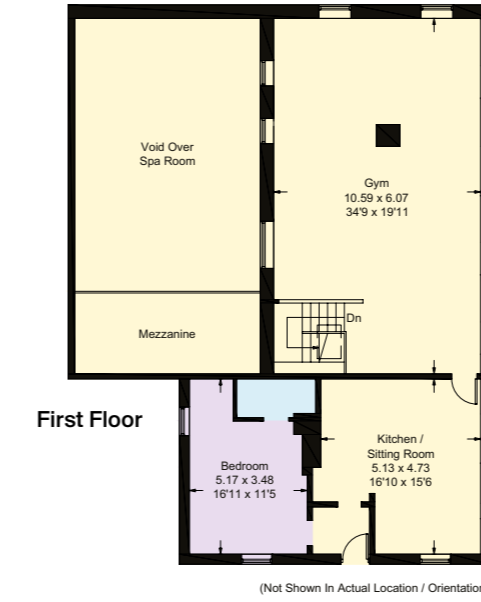
Coach House

A short distance to the east of the main house is a substantial two-storey brick and stone coach house. Whilst retaining its original appearance, the ground floor has been innovatively used to reveal a wonderful leisure area incorporating a hydro pool, tanning salon and cinema on the ground floor.

On the first floor, there is a large gymnasium and a beautifully appointed self-contained one bedroom apartment which benefits from its own private entrance from ground level to the side of the building.



Approximate Gross Internal Floor Area
291 sq m / 3132 sq ft





Stone Barns

On approach to Socknersh Manor the driveway sweeps to an initial courtyard area which is flanked by substantial and listed stone barns. These provide secure garaging for up to 6 cars and a large, attached tractor barn. This could be equally suitable for further stabling or use as a party barn. Nearby, a 2,500 litre capacity petrol tank is concealed underground along with diesel and red diesel tanks, emergency generator and a further building and log stores.



Games Room

Situated just above the main house and virtually hidden from view, the games room is an excellent addition to the property creating great entertaining space. It is arranged with a spacious games room with bar, snooker room, fully fitted kitchen and his and hers WC's.

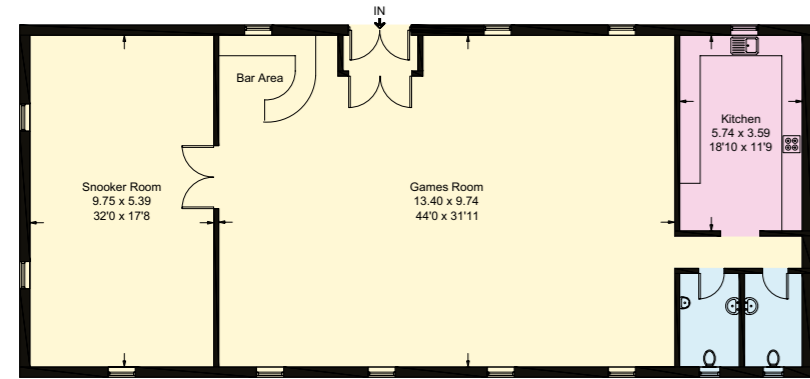
General purpose building

A continuation of the main drive leads to a general-purpose steel portal framed barn. This takes advantage of the natural, gentle fall of the land is situated to the western-most edge of the lake. Approximately 25 x 15m, it features electric doors, insulation, lighting, power and floated flooring and is ideal for multiple uses, such as storage, garaging, stabling or indoor riding school.



Outbuildings

Approximate Gross Internal Floor Area
 Garage Building = 299.3 sq m / 3221 sq ft
 Games Room = 221.6 sq m / 2385 sq ft
 Barn (Garage) = 364.8 sq m / 3926 sq ft
 Total = 885.7 sq m / 9532 sq ft



Games Room
 (Not Shown In Actual Location / Orientation)



Garage
 (Not Shown In Actual Location / Orientation)



Ground Floor
 (Not Shown In Actual Location / Orientation)

First Floor





The Land

Beautiful parkland flanks the south and east of the house. Largely laid to grass, this area extends to the lake and valley floor. More recently fenced paddocks have been created each with water feeders and field shelters. The private woodland, also forming part of the estate to the east of the gardens, is known as Park Wood, and a mixed woodland area named Furnace Wood is situated south of the lake.

The large well-stocked lake is a particular feature of the estate and benefits from a traditionally-built oak boathouse, suitable for two boats. The lake has been de-silted and enlarged in recent times and now can be enjoyed from a new jetty and bridge.





Equestrian

Socknersh Manor provides the perfect setting for a wide range of leisure pursuits. It is ideal for equestrian enthusiasts given the extensive stabling and cross-country trails throughout the grounds. In addition, there are many bridleways in the surrounding area and the house is less than 3 miles from internationally renowned Brightling Park.

In all, Socknersh Manor totals approximately 55 acres.

Situation

Burwash provides a range of local shops, pubs and a village school, with more comprehensive facilities being provided by the towns of Royal Tunbridge Wells and Heathfield. There are also excellent independent schools in the area, include Battle Abbey School, Benenden, Holmewood House and Vinehall among others. Further afield are Tonbridge and Sevenoaks which are very well regarded.

Frequent train services run from Etchingam station to London Waterloo and Charing Cross, taking 70 and 75 minutes respectively. Road links are also well served with the improved A21 linking to the M25 and national motorway network.



Gardens and grounds

The gardens have also been thoughtfully arranged and presented to create numerous distinct areas, each with its own design and vista. The gardens have been subject to extensive work in recent years and lie largely to the south and east of the house. The terrace along the south front leads to a formal garden enclosed within a low brick wall.

A beautiful wisteria walk leads to the pool area which features a heated pool house with fitted kitchen, shower and changing rooms. This area has been completely modernised with a new

terrace and outdoor kitchen. This is an ideal area for entertaining, enjoying superb views over the parkland down towards the lake.

To the east is a traditional walled garden with neat brick paths, circular rose beds with new box hedging, cherry trees, beech and hazel hedging, peach, apple trees and kitchen garden.



Services

Mains electricity, mains water, private drainage, oil fired central heating to the Manor and Coach House. Three phase electricity. New broadband connection direct from the exchange. New treatment plant, and new sophisticated security system with 24 cameras and night sensors. Two generators.

Fixtures and fittings

Any fitted carpets are included in the sale but all other items known as tenant's fixtures and fittings, including curtains, light fittings, garden ornaments and equipment are excluded from the sale. Some may be available for purchase by separate negotiation.

Easements, wayleaves and rights of way

The property is sold subject to all such rights and restrictions contained in the register of title, whether they are specifically referred to or not. There is a fenced footpath which crosses the property and private rights of way down the drive, please refer to the agents for further details.

Directions (TN19 7DE)

From London and the M25, take the A21 passing Tunbridge Wells. When in Hurst Green, turn right onto the A265 towards Etchingham, proceed over the railway line and take the first left in Etchingham Village, signposted Oxenbridge Lane. After one mile at the top of the hill, take the first right signposted Fontridge Lane. After 1.5 miles take a left turn down a private drive through two stone columns signposted Socknersh Manor. The manor will be found on the left through automatic gates after about 0.5 miles.

Viewings

All viewings to be arranged strictly by appointment via Knight Frank.

Property information

- Tenure:** Freehold
- Local Authority:** Rother District Council
- Council Tax:** Band ????
- EPC Rating:** TBC



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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