

West Hendall Farm, Herons Ghyll, East Sussex





A wonderful country house in a tranquil location that enjoys
glorious views over grounds extending to 31.31 acres.

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Larder | Dining room | Sitting room | Study | Utility room | Boot room | Downstairs WC | Wine cellar and storage

Principal bedroom with en suite bathroom | Four further bedrooms with en suite bathrooms

Detached Annexe: Kitchen/dining room | Living room | Bedroom | Bathroom

Multiple stores

Garage

Leisure complex with Swimming pool | Sauna | Shower room

Large agricultural barn erected in 2011

Beautiful gardens and grounds which enjoy glorious views over the South Downs

EPC B

Heat pump

In all extending to 31.31 acres

Distances

Buxted station 3.2 miles, Haywards Heath station 4 miles, Uckfield 4 miles, Crowborough station 6.5 miles (London Bridge from 69 minutes)

Tunbridge Wells 12.2 miles (London Bridge from 44 minutes), Eastbourne 23.8 miles, London 52 miles (All distances and times are approximate)



Knight Frank
Knight Frank Tunbridge Wells
47 High Street
Tunbridge Wells
TN11 1XL
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Simon Biddulph
01892 772942
simon.biddulph@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Julia Meadowcroft
020 7861 5390
julia.meadowcroft@knightfrank.com

Situation

West Hendall Farm is located in an elevated rural position, well away from main roads, and enjoys extensive views over the South Downs. The property is within easy reach of the country town of Uckfield which offers a wide range of shopping, recreational and cultural amenities. The nearby towns of Crowborough and Uckfield both have a good selection of facilities with various supermarkets (including Waitrose), local shops, bank, post office and restaurants. Tunbridge Wells is also within easy striking distance and provides a comprehensive range of shopping, recreational and cultural amenities. Communications in the area are good with access to major road and rail routes. For commuters, there is a choice of stations at Haywards Heath, Buxted, Crownbrough and Tunbridge Wells all of which ave a regular service to London.

There is an excellent choice of schooling in the area, in both the state and private sectors and leisure amenities including golf at Crowborough, Rotherfield, Tunbridge Wells as well as the East Sussex National Course and Piltown Golf Club, both located just outside Uckfield. There is also a dry ski slope at Bowles Outdoor Centre (Eridge) and rock climbing close by. Sailing and water sports are available at Bewl Water and on the south coast, and there is riding and extensive walking on the nearby Ashdown Forest.

Schools

- Mayfield School
- Skippers Hill Manor Prep at Five Ashes
- St Bedes
- Upper Dicker
- St Andrews, Eastbourne
- Cumnor House, Danehill
- Brambletye, Forest Row
- Eastbourne College
- Tonbridge
- Sevenoaks





West Hendall Farm

West Hendall Farm is an extremely attractive property built in 2006 in a traditional style, yet has modern features including high ceilings and well-proportioned reception rooms. The use of quality materials and eye for detail has resulted in a superb symmetrical Sussex style farmhouse which has mellowed nicely into the landscape with every modern convenience. The property is brick and tile hung upper elevations under a tiled roof, also having large sash windows. Approach is via an inner hall leading to a larger main hallway with twisted staircase leading to the first floor. The ground floor principal reception rooms are all facing in a southerly direction over the gardens and views beyond. On the first floor there are four bedrooms, all of which are en suite and another suite on the second floor – totalling some 4269 sq ft.





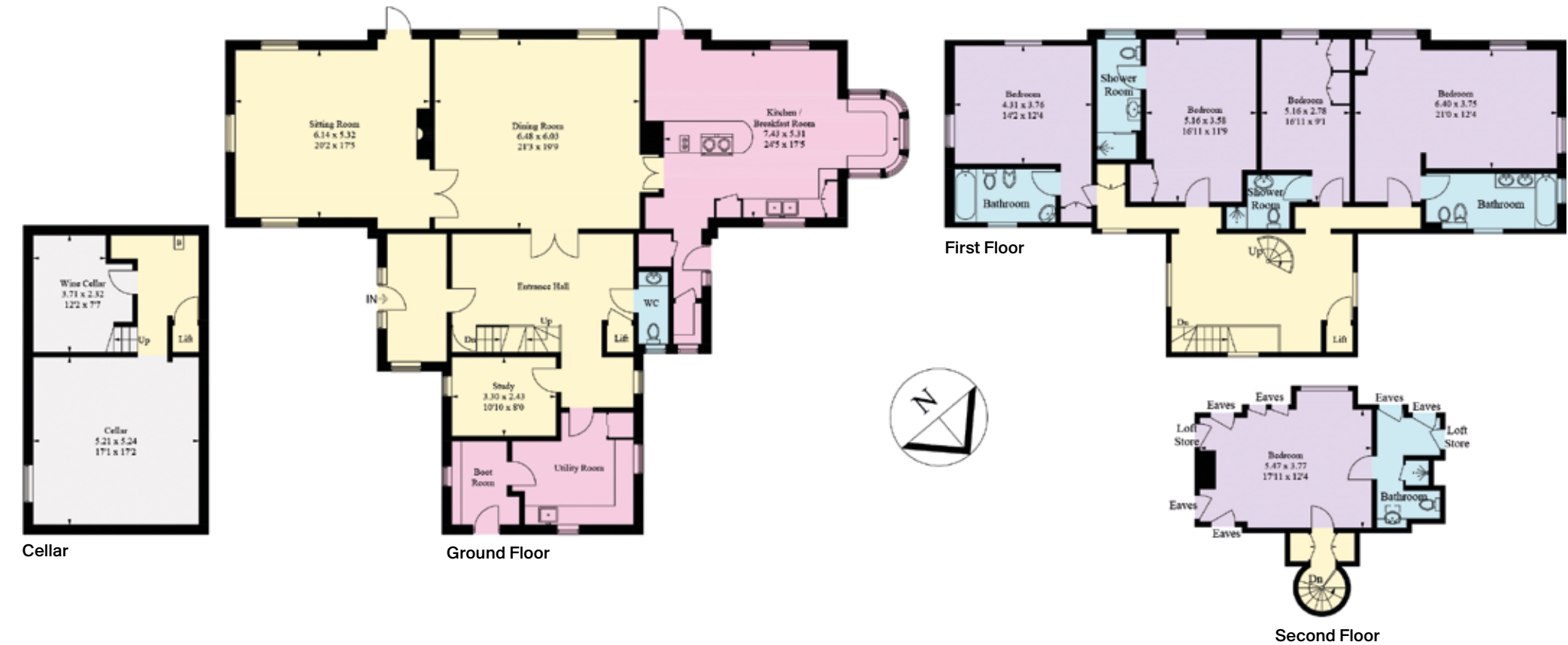
Approximate Gross Internal Floor Area

348.6 sq m / 3752 sq ft

Cellar = 48.0 sq m / 517 sq ft

Total = 396.6 sq m / 4269 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.





Outside

The property is approached via a long partially shared drive with leads to its own private drive with an electronically operated gated entrance. There is large area of parking next to the large Agricultural single steel barn erected in 2011. A long wall with another set of wooden electric gates lead to a gravel parking area and greenhouse.

In addition to the main house is a detached garage with one bedroom annexe providing ancillary accommodation above and storage below.

The lawned gardens wrap around the rear and side of the property and lead to another building housing the indoor swimming pool, built in 2012. The majority of the land sits to the south and comprises agricultural land, an established small Vineyard with potential for further growth, woodland with a multitude of matures trees, shrubs and plants – In all about 31.31 acres.

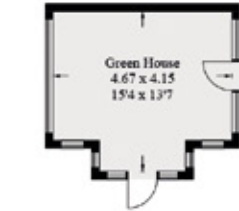


Outbuildings

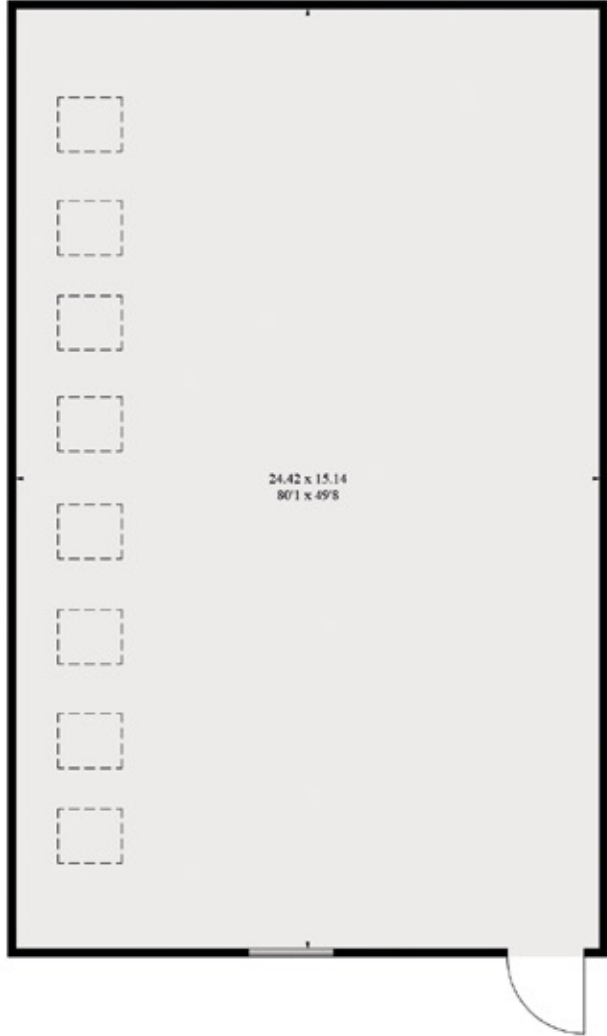
Approximate Gross Internal Floor Area
631.9 sq m / 6802 sq ft

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

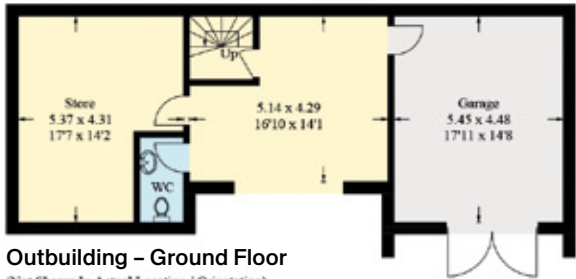


(Not Shown In Actual Location / Orientation)



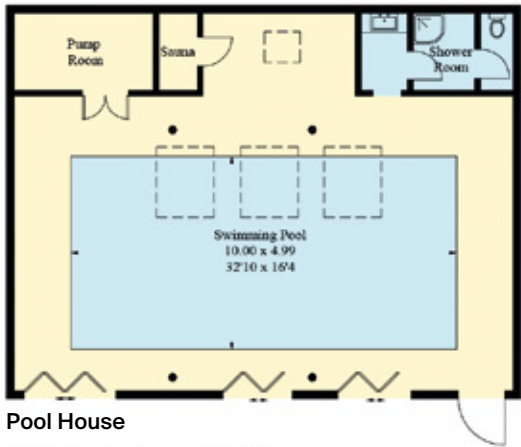
Outbuilding – First Floor

Reduced bedroom below 1.5m / 5ft



Outbuilding – Ground Floor

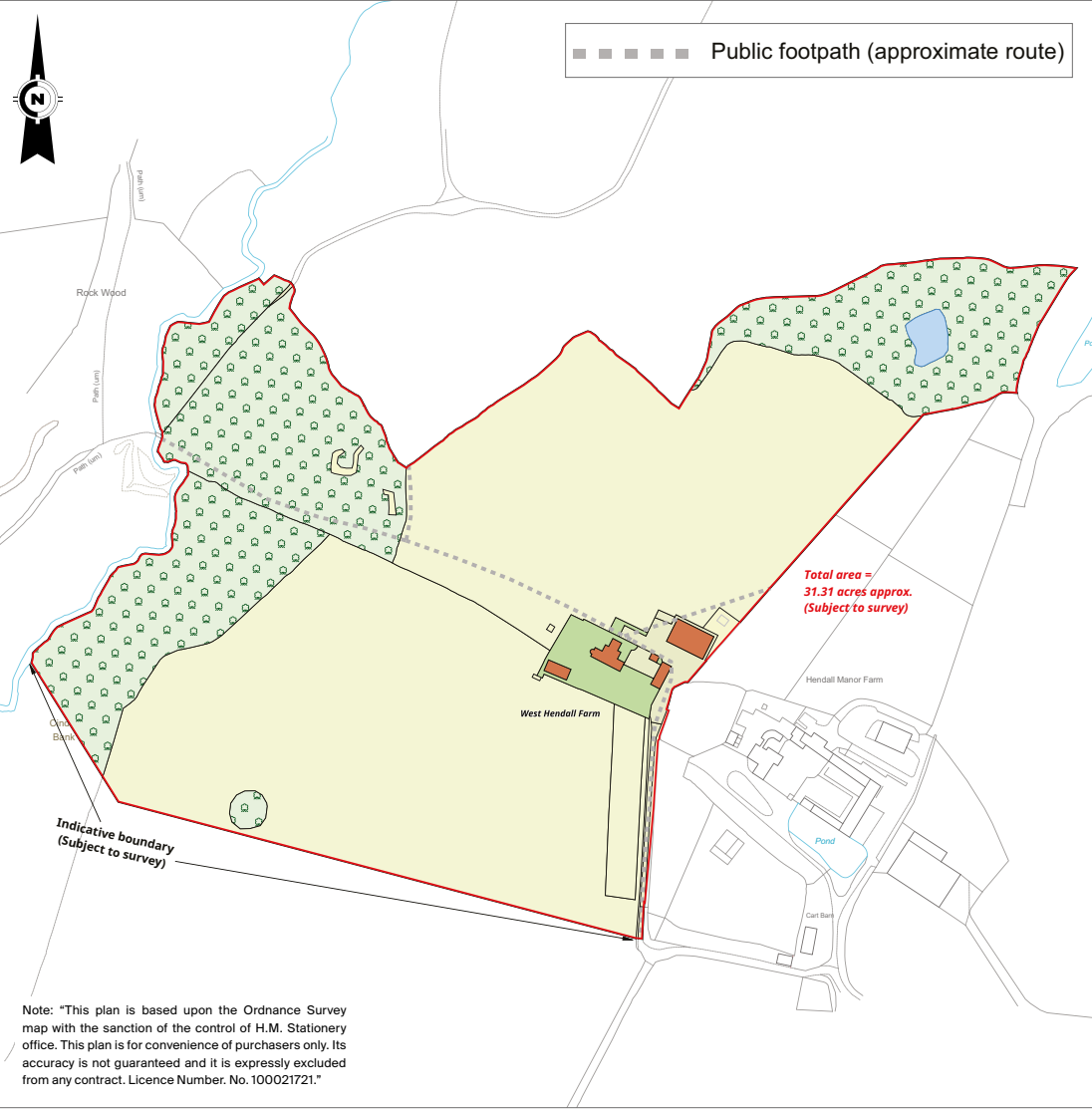
(Not Shown In Actual Location / Orientation)



Pool House

(Not Shown In Actual Location / Orientation)





Services

Mains water, and electricity. Electricity is supplemented by solar panels and batteries. Heating from ground source heat pump. Private drainage.

Directions (TN22 4BU)

From Tunbridge Wells, proceed south on the A26 towards Uckfield. Pass through Crowborough, proceeding straight ahead at the Crowborough Cross traffic lights. Continue for 4.7 miles then turn right onto Heron's Ghyll. Follow this driveway for 0.4 of a mile, passing Hendall Manor Farm on the right, and West Hendall Farm will be found straight ahead after a short distance.

Property information

Tenure: Freehold

Local Authority: Wealden District Council

Council Tax: Band G

EPC Rating: B



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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Particulars dated May 2025. Photographs and videos dated September 2024.

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