



FORGE COTTAGE, WITHYHAM, EAST SUSSEX, TN7 4BD

**MANSELL
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A picturesque, listed farmhouse occupying gardens and paddocks of about 7 acres located in a fine rural position yet within walking distance of the village pub, a highly regarded primary school and bus routes linking with the neighbouring districts. This fine character home, dates back to the time of Henry VIII (i.e. 15th or early 16th century), the front of the house was added in 17th century and retains a wealth of period features including open stone fireplaces, some quarry tiled flooring and exposed oak wall and ceiling timbers, and is presented for sale for the first time in over 70 years. The gardens and grounds are a particular feature with a large level expanse of rolling lawn surrounding the house on all sides interspersed and flanked with a wide variety of mature shrubs and trees, the whole immediately adjoining a meandering stream providing a fine backdrop. Adjacent to the house there is a pretty former forge building currently used as garaging and storage which could be converted to provide self-contained accommodation or be amalgamated into the main house subject to planning. Adjoining this building is stabling and shelter for horses, and with two large enclosed mature paddocks which are accessed off the main driveway via a five bar gate and bound by mature trees and shrubs, this provides ideal equestrian facilities. The total plot extends to some 7 acres. The versatile and generously proportioned accommodation requires some updating and modernisation and extends to 3,483 sq. ft. comprising in brief on the ground floor a gabled entrance, a reception hall with open fireplace, a grand double aspect drawing room, a large family room with handsome inglenook fireplace, a snug, kitchen/breakfast room, a separate dining room and a cloakroom. The first floor provides five generous sized bedrooms and two bathrooms. Outside, the property is approached via private gravel driveway which leads to a large parking area providing parking for a number of vehicles. The grounds surround the house on all sides and are a particular feature.







COVERED ENTRANCE: front door with glazed insert into **RECEPTION HALL:** 13'9 x 11'9 arched display recess, window to front, open fireplace, exposed timbers.

KITCHEN/BREAKFAST ROOM: 19'8 x 13'1 comprising single bowl double drainer stainless steel sink unit with cupboards and drawers beneath, twin plate Aga, oak bressumer over, further range of units to eye and base level, leaded light window to rear, part glazed stable door opening to the rear of the property, exposed ceiling timbers, quarry tiled flooring, door into walk-in pantry, further double doors into:

DINING ROOM: 15'1 x 9'2 double aspect room, leaded light windows to rear and side with fine views across the gardens, quarry tiled flooring, exposed ceiling timbers, inner lobby, window to side.

DRAWING ROOM: 21'7 x 11'9 a fine double aspect room, leaded light windows overlooking the rear and side of the property, open fireplace with decorative surround, tiled hearth, exposed wall timbers, wall light points.

FAMILY ROOM: 13'1 x 9'10 staircase ascending to the first-floor landing, window to side, handsome inglenook fireplace with sandstone surround, recessed cast iron wood burning stove, oak bressumer over, wall light points, exposed ceiling timbers, quarry tiled flooring, part glazed door to rear lobby, further glazed door opening to the rear path and garden, window to side.

CLOAKROOM: comprising high flush WC, washbasin window to rear, quarry tiled flooring.

SNUG: 11'9 x 9'10 double aspect room, windows overlooking the front and side of the property enjoying fine views across the gardens and grounds, exposed wall and ceiling timbers, open fireplace.

From the dining room, a timber staircase rises to the **FIRST-FLOOR LANDING:** hatches giving access to loft space, part exposed stone wall, built-in storage cupboard, window to side, exposed timbers.

MASTER BEDROOM: 15'8 x 11'9 double aspect room, windows overlooking the side and front of the property, brick and tiled fireplace, extensive range of built-in wardrobes, archway into **DRESSING AREA,** window to front, built-in wardrobes.

BEDROOM 2: 15'1 x 8'6 windows overlooking the side of the property enjoying fine views across the gardens and grounds, exposed wall and ceiling timbers, deep built-in wardrobe, wall light points.

BEDROOM 3: 11'9 x 11'9 window overlooking the side of the property enjoying fine far reaching rural views, exposed sandstone fireplace with oak bressumer over, wealth of exposed wall and ceiling timbers, built-in storage cupboard.

BEDROOM 4: 11'9 x 11'1 window overlooking the side of the property.

BEDROOM 5: 11'9 x 10'5 window overlooking the front of the property, built-in wardrobe.

BATHROOM: 11'9 x 8'6 comprising enclosed bath, pedestal washbasin, low level WC, exposed timbers, window to rear.

SECOND BATHROOM: 7'10 x 6'6 comprising enclosed bath, chrome mixer tap, pedestal washbasin, low level WC, window to rear, built-in shelved linen cupboard.

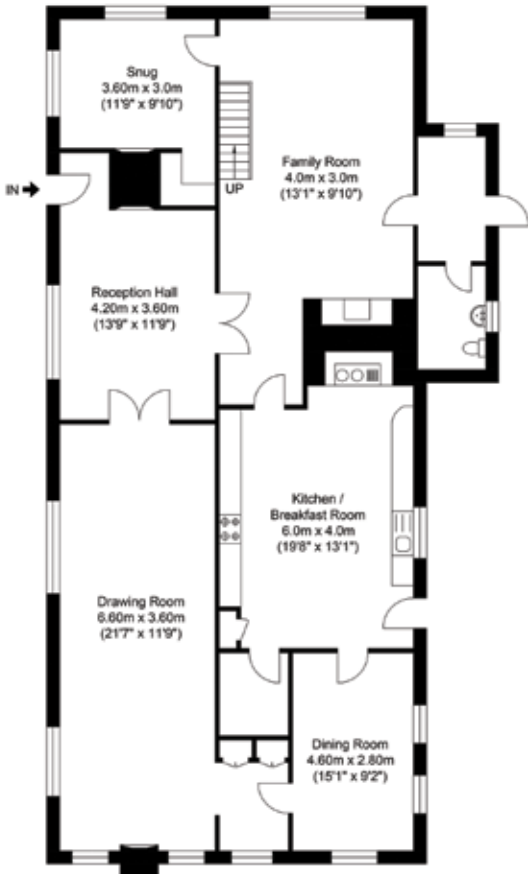
OUTSIDE

The property is approached via a sweeping gravel **DRIVEWAY** which leads to a large parking area providing parking for a number of vehicles. To the rear and side of the main house there is a substantial **BRICK OUTBUILDING** 13'1 x 9'2 and **GARAGING:** 28'10 x 15'8 (formerly the old forge) with power and light connected. Adjacent to this outbuilding in part is a useful hay store, a further wood store and large timber shed. This building could be converted to provide secondary accommodation or amalgamated into the main residence subject to planning.

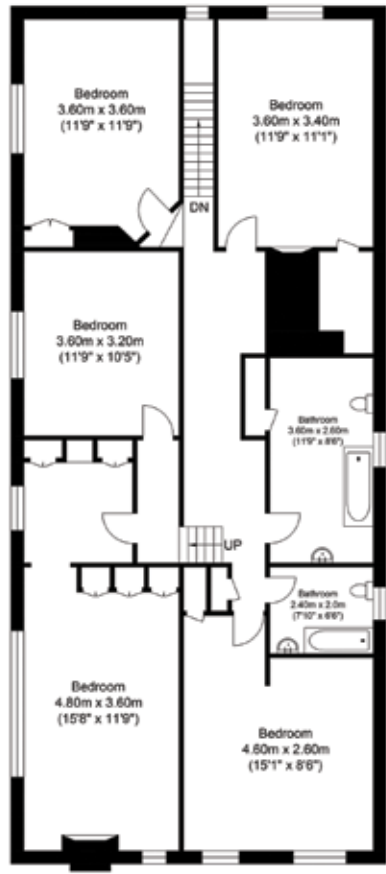
GARDENS AND GROUNDS

The gardens and ground surround the property on all sides and are laid predominately to lawn interspersed and flanked with a wide variety of mature shrubs and trees providing year round colour and full seclusion. The gardens are bordered by a meandering stream which provides a fine tranquil backdrop. To the side of the plot and accessed via a five bar gate are two large enclosed mature paddocks bound by trees and hedgerow. The total plot extends to about 7 acres.

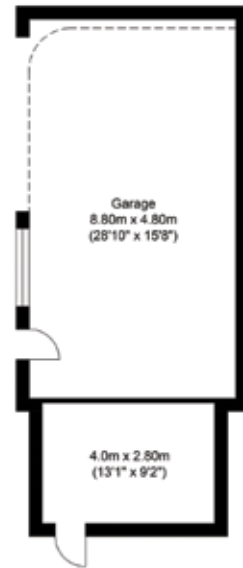




Ground Floor
Approximate Floor Area
1801.01 sq ft
(167.32 sq m)



First Floor
Approximate Floor Area
1682.72 sq ft
(156.33 sq m)



Garage
Approximate Floor Area
579.52 sq ft
(53.84 sq m)

Approximate Gross Internal Area (Excluding Garage) = 323.65 sq m / 3483.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

LOCATION

Forge Cottage is pleasantly positioned in the heart of the highly desirable village of Withyham, which is located within the High Weald Area of Outstanding Natural Beauty and is thought to have been founded to accommodate the workers on the Buckhurst Estate. The old railway line lies a few 100 yards to the north now forming the Forest Way walking, riding and cycling path which extends for miles in both directions. A bus stop outside the house gives access to both East Grinstead and Tunbridge Wells. The area is superb for walking, with the Ashdown Forest close by (one of the largest free public access spaces in the south east) and delightful rolling countryside all around. Local amenities include an historic church, a primary school, a public house and a village hall within Withyham, with Hartfield, about 1.5 miles away, offering a general store, farm shops, a medical centre, a gift shop and tea room and cricket and tennis clubs. More comprehensive facilities are available at Crowborough (about 4.7 miles) and Tunbridge Wells (about 7 miles). State and private schools: primary schools in Withyham, Hartfield and Groombridge, preparatory schools in Langton Green (Holmewood House), Ashurstwood (Brambletye) and Danehill (Cumnor House). Secondary schools include community and technology colleges in Crowborough and Uckfield, independent schools in Tonbridge, Sevenoaks, Mayfield, Worth and Ardingly and Kent Grammars in Tunbridge Wells and Tonbridge. Mainline rail: Ashurst (about 3.5 miles) and Eridge (about 4 miles) have services to London Bridge. Tunbridge Wells (about 7.3 miles) and Hildenborough (about 12 miles) offer services on the London to Hastings line, with services to Charing Cross and Cannon Street (via Waterloo East and London Bridge). Communications: The A21, accessible to the north via the A26 at Southborough, and the A22, some 6.2 miles to the West, offer a direct link to the M25 London orbital motorway and thereby the national motorway network, Heathrow Airport and the Channel Tunnel terminus. Gatwick Airport lies about 18 miles to the northwest via the A264/M23.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01892 662668

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