



THE MONKS HOUSE, WITHYHAM, HARTFIELD, EAST SUSSEX, TN7 4BA

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Affording spectacular rural views, a fine detached character home occupying gardens and grounds of about  $\frac{1}{2}$  an acre located in a peaceful tucked away traffic free position forming part of this highly desirable village within walking distance of a gastro pub. This substantial period house has origins in the 1600's and retains a wealth of character features including exposed oak and wall ceiling timbers throughout. The gardens and grounds extend to almost  $\frac{1}{2}$  an acre with a flagstone seating terrace immediately adjoining the rear of the property the remainder laid predominately to lawn bound by thick naturel hedging and offering a good degree of seclusion. Within the grounds there is a useful detached home office/hobbies room with power and light connected and glazed doors opening to an adjoining terrace. The versatile accommodation spans two floors and extends in total to 3,894 sq. ft. comprising in brief on the ground floor a generous size reception hall with free standing wood burning stove, a ground floor shower room, a separate study, a handsome double aspect sitting room with open fireplace, a large family room, a modern kitchen/ breakfast room, a garden room, a useful utility room and a generous size ground floor guest bedroom with en-suite bathroom. The first floor provides a triple aspect master bedroom with dressing area and en-suite shower room, two further bedrooms both with en-suites, a family bathroom and a stunning vaulted game's room. Outside there is a private brick paved driveway providing parking for a number of vehicles which leads to a detached pitched roof double garage. There is a pleasant area of front garden which affords spectacular views across the neighbouring fields, farmland and rolling countryside beyond. The total plot extends to almost half an acre.









Front door with glazed insert into **RECEPTION HALL**: staircase rising to the first floor landing, free standing cast iron wood burning stove, exposed wall and ceiling timbers, wall light point.

**GROUND FLOOR SHOWER ROOM**: comprising fully tiled enclosed shower cubicle with wall mounted shower unit, pedestal washbasin with tiled splash-back, low level WC with concealed cistern, heated ladder style towel rail, leaded light window overlooking the front of the property enjoying spectacular far reaching views across the neighbouring fields, farmland and countryside, tiled flooring.

**GARDEN ROOM**: 21'7 x 7'6 leaded light windows overlooking the side and rear of the property enjoying fine views across the terrace and gardens, glazed double doors opening to the rear patio, stone flooring, recessed spotlighting, exposed oak timber work.

**SITTING ROOM**: 20'11 x 14'5 a handsome double aspect room, leaded light windows overlooking the gardens, twin glazed double doors opening to the rear patio, open York stone fireplace with stone hearth and oak mantle over, wall light points, exposed oak timbers, recessed oak bookcases with storage cupboards beneath.

**KITCHEN/BREAKFAST ROOM**: 17'4 x 15'1 fitted with a modern range of units to eye and base level and comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboards and concealed Bosch dishwasher beneath. Adjoining granite work surface, inset four ring Stoves electric hob with extractor over, deep pan drawers beneath, further range of units to eye and base level, built-in stainless steel Neff double ovens with cupboard above and below, retractable ladder style unit, tiled surrounds, granite uprights, leaded light windows overlooking the front and side of the property enjoying breath-taking views across the neighbouring fields and rolling countryside beyond, timber flooring, recessed spotlighting, exposed oak timbers.

**UTILITY ROOM**: 12'9 x 7'6 comprising single bowl single drainer stainless steel sink unit with mixer tap, cupboards and space and plumbing for domestic appliances beneath. Adjoining work surfaces, tiled surrounds, part

glazed door opening to the side path and garden, further window to side, recessed spotlighting, stone flooring.

**FAMILY ROOM**: 16'0 x 13'1 handsome inglenook fireplace with exposed brick surround, oak bressummer over, leaded light windows to side with fine views across the church, wealth of exposed oak timbers, wall light points, secondary staircase rising to the first-floor, latch door into boiler room housing oil fired boiler with quarry tiled flooring, door giving access to the side path and garden.

**STUDY**: 11'1 x 9'10 leaded light window overlooking the front of the property enjoying breath-taking views across the neighbouring fields, farmland and countryside, ceiling corning.

**GUEST BEDROOM**: 17'8 x 17'4 leaded light raised bay fronted window overlooking the front of the property enjoying breath taking views across the fields, farmland and rolling countryside, built-in double wardrobes, glazed internal door into: **EN-SUITE BATHROOM**: 8'10 x 5'10 comprising enclosed bath, twin handgrips, mixer tap with handheld shower attachment, pedestal washbasin, low level WC, fully tiled walls, leaded light window to rear, tiled flooring, coved ceiling.

From the reception hall a staircase rises ascends to the **GALLERIED FIRST FLOOR LANDING**: leaded light window to rear, hatch giving access to loft space, linen cupboard with slatted shelving, further airing cupboard housing lagged hot water cylinder, wall light point.

**MASTER BEDROOM**: 17'0 x 14'9 double aspect room, leaded light windows overlooking the rear and side of the property with fine views across the gardens and grounds, eaves storage cupboards, recessed spotlighting, **DRESSING AREA**: with extensive built-in wardrobes, hatch giving access to further loft space, recessed spotlighting, door into **EN-SUITE BATHROOM**: 8'6 x 6'6 fitted with modern white suite and comprising enclosed bath with chrome mixer tap, wall mounted chrome shower unit, glazed shower screen, low level WC, washbasin, fully tiled walls and floor, heated ladder style towel rail, leaded light window to side, recessed spotlighting.

**BEDROOM**: 18'8 x 14'5 double aspect room, leaded light windows overlooking the side and the front of the property enjoying breath-taking far reaching views across the fields, farmland and countryside, built-in double wardrobe, pedestal washbasin with tiled splash-back, ceiling corning.

**FAMILY BATH/SHOWER ROOM**: 10'2 x 6'10 fitted with a modern white suite and comprising enclosed double ended bath with central chrome mixer tap, fully tiled enclosed shower cubicle with wall mounted shower unit, low level WC, pedestal washbasin, part tiled walls, tiled flooring, leaded light window to front enjoying breath-taking far reaching rural views, recessed spotlighting.

**BEDROOM**: 14'5 x 13'5 double aspect room, leaded light windows overlooking the front and rear of the property enjoying breath-taking views across the neighbouring fields, farmland and countryside, ceiling corning, latch door giving access to the:

**GAMES ROOM**: 30'10 x 16'8 a spectacular triple aspect room with leaded light windows overlooking both sides and front of the property with stunning views across the fields, farmland and countryside beyond, wealth of exposed oak timbers, room, built-in storage cupboard, secondary staircase descending to the ground floor.

## GARDENS AND GROUNDS

A flagstone seating terrace immediately adjoins the rear of the property offering peace and seclusion beyond which are areas of rolling lawn flanked by thick natural hedging and mature trees. Within the gardens there is a useful timber shed and a large, insulated **HOME OFFICE**: 19'1 x 8'9 with glazed double doors opening to an adjoining patio and garden. The gardens are of a generous size and immediately adjoin fields and countryside, the total plot extending to about ½ an acre.

To the front of the house there is a large parking area which provides parking for an extensive number of vehicles to one side of which is a **DETACHED PITCHED ROOF DOUBLE GARAGE**: 17'0 x 17'9 with up and over door. There is a pretty area of **FRONT GARDEN** laid to low maintenance shrub beds with a pathway leading to the covered entrance.







Approximate Gross Internal Area (Excluding Garage) = 361.77 sq m / 3894.06 sq ft  
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## LOCATION

The Monks House 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 southeast) 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 tearoom 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.



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