



Socknersh Manor

Fontridge Lane, Etchingham, East Sussex, TN19 7DE





One of the finest residential estates in the area.



Socknersh Manor

Fontridge Lane, Etchingham, East Sussex, TN19 7DE

Guide Price £5,950,000

A beautiful Grade II listed manor house, refurbished to a high standard, with useful ancillary accommodation and leisure facilities all set in gardens and grounds of about 55.6 acres.

Reception hall, drawing room, study, living/dining rooms, kitchen/breakfast room, utility, larder, boot room, cellar and WC/shower room. Principal suite with bath and dressing room, 5 bedrooms, 4 en suite.

Coach house with party room, cinema, entertainment room, WC/bathroom, store, 1-bedroom apartment and gym above. Stone barns with garaging, tractor store and rooms above. Modern barn/coach house. Stable block with 7 boxes, estate office, tack/store room, reception room and WC.

Swimming pool, pool house, outdoor kitchen, spa bath, dining pavilion, terrace, tennis court, fishing lake, boathouse and jetty. Gardens, paddocks, woodland, parkland and cross-country course.

About 55.59 acres.



History

Socknersh Manor is located within an idyllic setting near the attractive village of Burwash in the heart of the Sussex countryside. Sitting at the end of a long drive in an elevated yet protected position overlooking a tranquil wooded valley and lake, away from major roads and towns.

Originally built in the early 16th century and listed Grade II, Socknersh Manor is of significant architectural and historic importance which has been sensitively maintained and refurbished. Typical of many older houses, parts have been substantially rebuilt over the centuries and as a result the property has many fine architectural gems, such as doorway overlooking the valley with its gabled hood supported by two male figures known as 'baby eaters' which reappear around the house. Primarily of timber frame construction with herringbone brick in-fill under a tiled roof, Socknersh Manor boasts a wealth of features, including grand fireplaces, panelling and wide oak floorboards. The original 17th century doors and several of the earlier windows with leaded lights and moulded mullions remain intact



Internally, the principal reception rooms and majority of the bedroom suites enjoy spectacular views to the south over the gardens, lake and woodland beyond.

In recent years the property has been the subject of a comprehensive refurbishment and modernisation programme, including 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 was also modernised with boilers, mega flow units and treatment plant. The kitchen and the majority of bathrooms were updated and the gardens replanted and landscaped.

Socknersh Manor balances formal entertaining and family living space, offering an extensive range of leisure facilities.



Ancillary Accommodation

The 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 transformed into a leisure area incorporating a party room with barn, entertainment room, cinema and two cloakrooms/shower room on the ground floor.

Above there is a large gymnasium, mezzanine to the party room and a self-contained one bedroom apartment which benefits from its own private entrance from ground level to the side of the building.

Attached to the Coach House is an implement store.



Outbuildings

The 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.

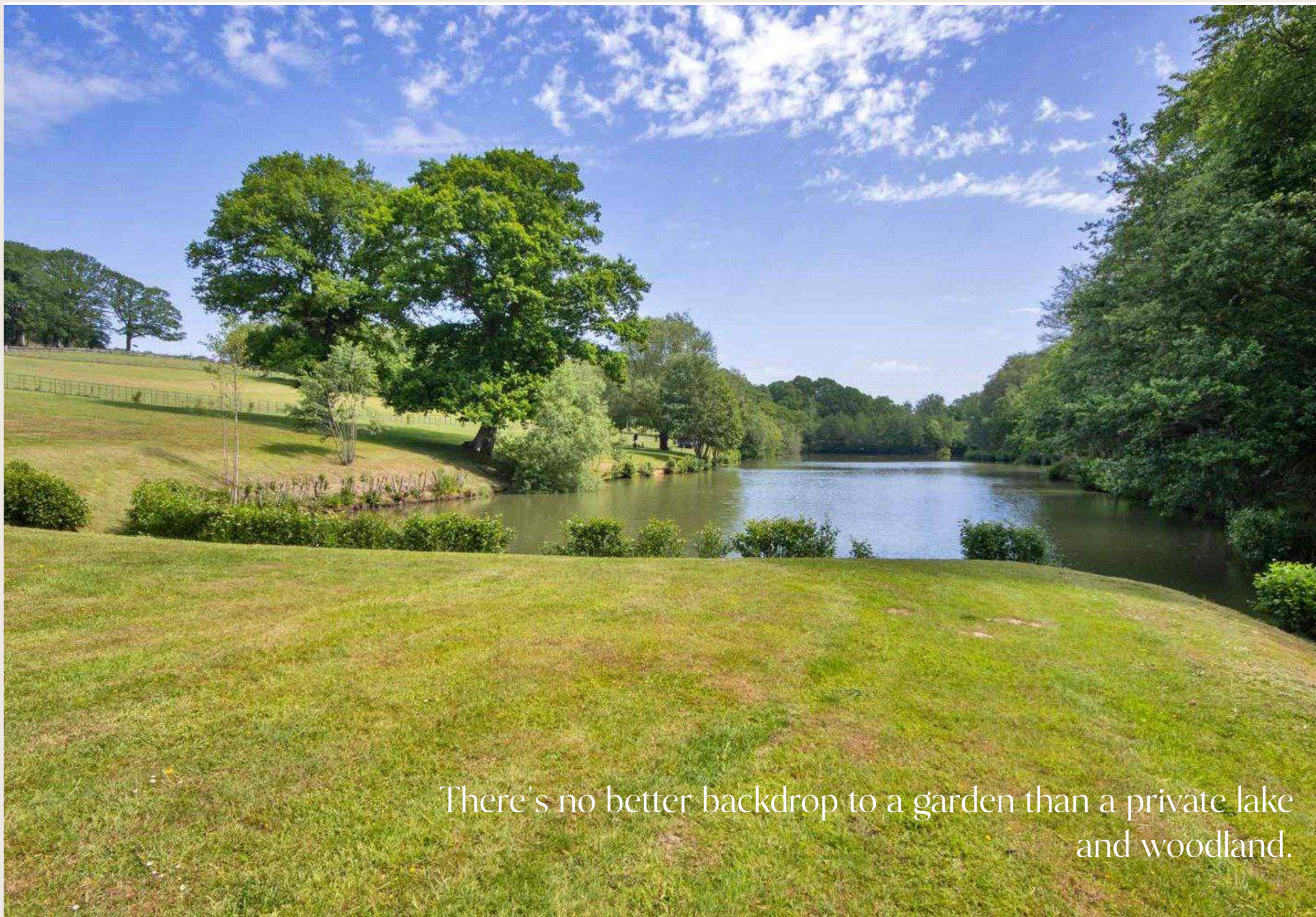
Games Room

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 two WC's.

General-Purpose Barn

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.





There's no better backdrop to a garden than a private lake
and woodland.

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 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.



The Grounds

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.

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 about 55.59 acres.











Location

Socknersh Manor is located within an unspoilt country setting in an Area of Outstanding Natural Beauty. Fontridge Lane is a sought after location running along a ridge with views on either side and lies between the charming East Sussex villages of Burwash, Etchingham and Robertsbridge.

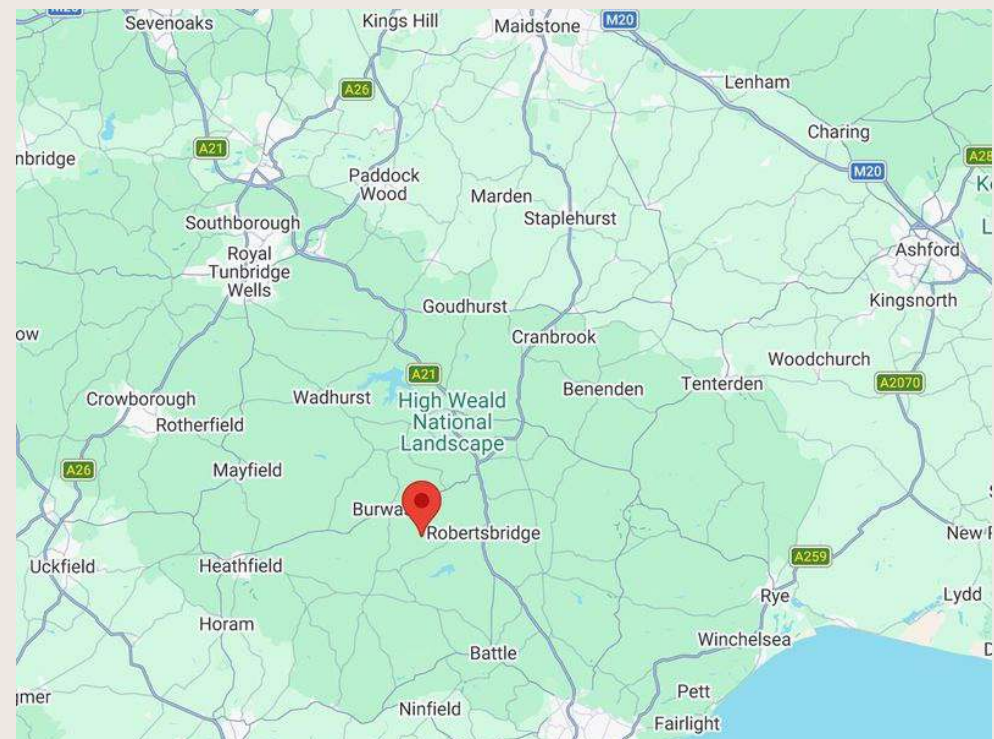
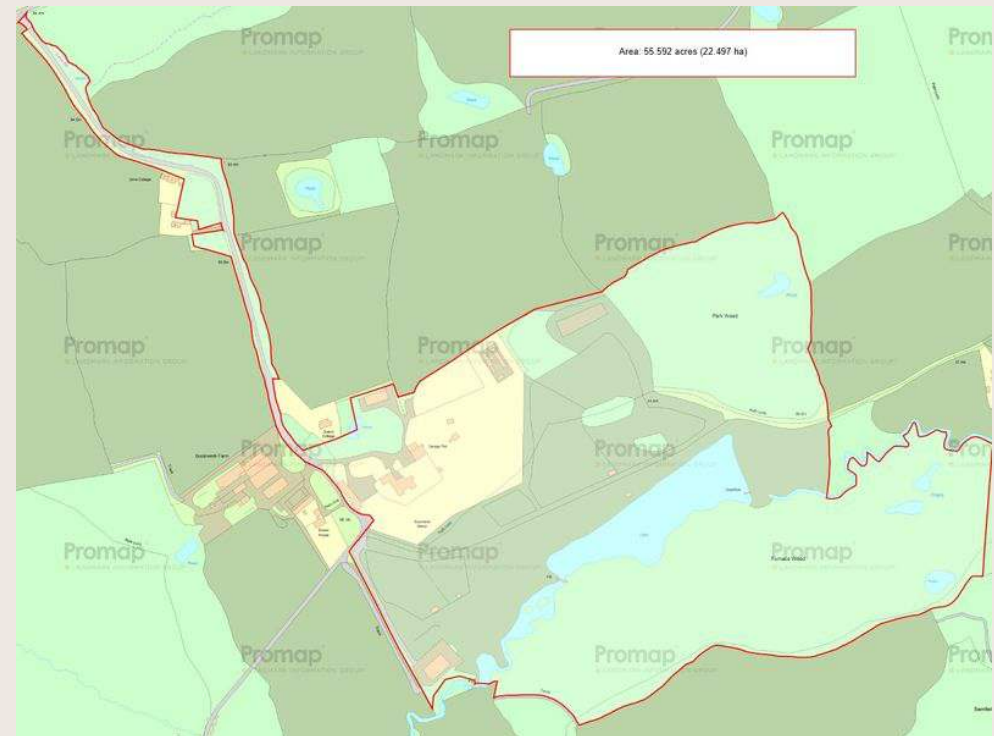
The picturesque village of Burwash provides shopping for day to day needs and is reached within 3.7 miles. The market town of Heathfield is about 9.5 miles away and has good shopping amenities, including a Sainsburys, Co-op and a small Waitrose, pubs and restaurants, whilst Robertsbridge village is about 5.4 miles. Hawkhurst is an alternative for shopping, with Waitrose and Tesco supermarkets and is reached in about 10.4 miles, as are Wadhurst to the north and Battle to the south, both being about 9 miles.

The main towns of Tunbridge Wells to the north and Hastings to the south are reached within about 16 miles.

Mainline rail: Etchingham station, with its award winning "Bistro at the Station", is ideal for commuting to London, being within about 5.6 miles (trains to London Charing Cross on Southeastern from 1 hour 15 minutes).

Private and state schools: The area is well served with schools, with village primary school at Etchingham and Vine Hall preparatory school at Robertsbridge, St Ronan's in Hawkhurst and Claremont. There are secondary options at Robertsbridge, Wadhurst and Heathfield Community Colleges, with private secondary schools at Battle, Claremont at Bodiam, Eastbourne, Brighton and Bedes at Upper Dicker, plus Mayfield for girls and Tonbridge to the north in Kent, for boys.

Leisure amenities include watersports on the coast and at Bewl Water, golf at Flimwell, Sedlescombe, Rye, Lamberhurst, Hawkhurst and Cooden, plus country walks and riding in the area.



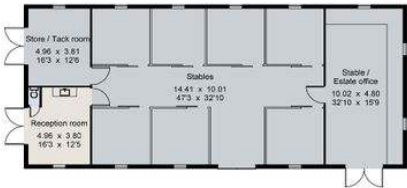
Floorplans

Approximate Gross Internal Floor Area 8,036 sq ft

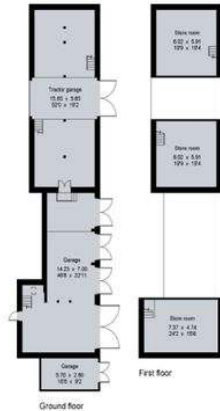
Socknersh Manor, Etchingham
Gross internal area (approx) 746.6 sq m/ 8036 sq ft
Cellar 21.1 sq m/ 227 sq ft
Total 767.7 sq m/ 8263 sq ft



Socknersh Manor, Etchingham
Stables 233.7 sq m/ 2515 sq ft
Barn 364.8 sq m/ 3926 sq ft
Total 598.5 sq m/ 6441 sq ft



For identification only - Not to scale
© Trueplan UK Limited



Socknersh Manor, Etchingham
Barn 364.8 sq m/ 3926 sq ft
Coach house 248.3 sq m/ 2671 sq ft
Total 613.1 sq m/ 6597 sq ft



Key Information

Council Tax

Band = H

Tenure

Freehold

Services & Additional Information

Services

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

Easements, wayleaves and rights of way

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)

What3words:

<https://w3w.co/stuck.affirming.snowballs>

EPC

EPC Rating = EXEMPT

Socknersh Manor

Fontridge Lane, Etchingam, East Sussex, TN19 7DE



Enquire



Will Peppitt

Country Department
+44 (0) 20 7016 3780
wpeppitt@savills.com

Edward Rook

National Country Department
+44 (0) 20 7861 5115
edward.rook@knightfrank.com

Simon Biddulph

Tunbridge Wells
+44 (0) 1892 772942
simon.biddulph@knightfrank.com

More Information



View on website



View Digital Brochure



Property Search

Viewing strictly by appointment

Published Ref: WP62026081
Property Ref: LAC250117

Viewing strictly by appointment

powered by
FluxPro

Important Notice: Savills, its clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at <https://www.savills.co.uk/footer/privacy-policy.aspx>