



MARLINGS FARM
SAND HILL LANE, ERIDGE GREEN, EAST SUSSEX, TN3 9LR



**Lambert
& Foster**

ERDIGE STATION 2 MILES | GATWICK AIRPORT 22 MILES | TUNBRIDGE WELLS 5 MILES

MARLINGS FARM, SAND HILL LANE, ERDIGE GREEN, EAST SUSSEX, TN3 9LR

A charming unlisted detached five-bedroom family home extending to over 2,250 sq. ft, set within approximately 1.9 acres of gardens, woodland and paddock, with two outbuildings including a double car port, studio and stables and a workshop with tool shed and enjoying far-reaching views across the surrounding countryside.

ASKING PRICE £1,250,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this charming unlisted detached five-bedroom family home extending to over 2,250 sq. ft, set within approximately 1.9 acres of gardens, woodland and paddock, with two outbuildings including a double car port, studio and stables and a workshop with tool shed and enjoying far-reaching views across the surrounding countryside.

The property has been extended and enhanced by the current owners to provide well-balanced and versatile accommodation, whilst retaining a wealth of character features including exposed beams and an impressive inglenook fireplace with open fire in the sitting room, creating a warm and inviting focal point.

The ground floor is particularly well suited to family living and entertaining, comprising an entrance hall leading through to a generous sitting room with the feature fireplace. There is a separate dining room for more formal occasions, alongside a well-appointed kitchen/breakfast room fitted with a range of units, a wonderful wood fuelled Aga and centred around a kitchen island. A useful pantry adjoins the kitchen, while a separate utility room provides further practical space. The standout triple-aspect garden room offers an additional reception area, flooded with natural light and enjoying views over the beautiful surrounding countryside with direct access to the outside.

Upstairs, the first floor provides five bedrooms, including a principal bedroom and four further well-proportioned rooms. These are served by both a family bathroom and a separate family shower room, offering practicality for busy households.



Externally, the property is approached via a private driveway, providing ample off-street parking. A notable feature is the detached double carport, which incorporates a WC and a former stable block to the rear, with a studio above, offering excellent potential for use as a home office, gym or ancillary accommodation (subject to any necessary consents). In addition, there is a detached workshop with adjacent tool shed, providing further storage.

The grounds are a particular highlight, extending to approximately 1.9 acres and comprising formal gardens, raised beds, areas of woodland and paddock, all enjoying a high degree of privacy and attractive rural outlooks.

The property is situated in a desirable rural position on the outskirts of Eridge Green, offering a balance of countryside living with convenient access to nearby towns. Royal Tunbridge Wells is within easy reach, providing an extensive range of shopping, dining and leisure facilities, along with well-regarded schools in both the state and independent sectors.

For commuters, mainline rail services are available from nearby stations such as Eridge and Tunbridge Wells, offering regular services into London. The A26 and A21 are also easily accessible, providing good road links to the wider motorway network.

The area is well served by a range of highly regarded schools, including primary options in the surrounding villages and a selection of grammar and independent schools in Tunbridge Wells and the wider area.







FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 2247 sq ft / 208.7 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Outbuildings = 557 sq ft / 51.7 sq m (excludes double carport and tool shed)

Total = 2824 sq ft / 262.2 sq m

For identification only - Not to scale



Denotes restricted head height









VIEWING: By appointment only. **Sussex Office:** 01435 873 999.

WHAT3WORDS: ///WINDMILL.LESS.KNEES

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Water treatment plant **Heating:** Oil & wood fuelled Aga

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band G **EPC:** E (47)

FLOOD & EROSION RISK: (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick and tile elevations & slate tile roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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