



**Rock Hill House Burwash Road
Broad Oak, TN21 8XG**

A handsome and beautifully presented six-bedroom Victorian detached family home, set within approximately 6.6 acres of gardens and grounds, enjoying far-reaching, unspoilt panoramic views across surrounding countryside within this highly prized Area of Outstanding Natural Beauty.

In addition to its appeal as a family home, this enchanting country house offers a rare opportunity to continue a well-established and highly rated Airbnb and holiday letting business. The grounds include a dedicated decked glamping area with separate bathroom facilities, along with additional permitted glamping pitches capable of accommodating up to five large tents, generating strong seasonal income.



Description and Location

The property offers spacious and well-balanced accommodation, retaining a wealth of attractive period features. The ground floor comprises an entrance vestibule, reception hall, drawing room, sitting room, dining room, snug, playroom, kitchen/breakfast room, conservatory, utility room, cloakroom, rear hall and cellar.

On the first floor is a generous principal suite with bedroom and shower room, a guest suite with dressing area and shower room, four further double bedrooms and a family bathroom. A substantial attic provides excellent potential for conversion into additional accommodation, subject to the necessary consents.

This stylish family home is particularly distinguished by its exceptional outdoor offering. The gardens and paddocks extend to approximately 6.6 acres and include a stable block with four loose boxes, tack room and hay store, all with direct access to a quiet lane—ideal for equestrian use. A substantial ménage further enhances the appeal for riders.

The grounds also feature extensive outbuildings including a double open garage with storage above, an additional double garage and workshop, a large motor barn, agricultural hay barn, greenhouse, potting shed, raised vegetable beds, formal lawns, natural planting and a pond.

A standout feature is the impressive swimming pool area, set on a raised terrace to fully appreciate the outstanding views across the valley. This is complemented by a well-equipped pool house and pump house, both fully serviced with mains electricity, water, drainage and WiFi, providing kitchen and washroom facilities. The pool is heated via an air source heat pump, supported by the property's extensive solar power system.

The property benefits from a significant renewable energy installation, with solar panels generating over 20kW, alongside a recently installed battery storage system of approximately 40kW. Three-phase power with smart metering was installed in 2018, offering both efficiency and income through FIT payments.

Further supporting this income potential is a former outbuilding now converted into a shower block with two showers, WCs and external kitchen facilities serving the glamping areas. There is also planning permission in place to replace a former outbuilding (approx. 1,280 sq ft) with ancillary accommodation, offering further scope for holiday lets or guest accommodation, subject to the usual consents.

Overall, this delightful property represents a rare combination of a substantial period home, equestrian facilities, lifestyle amenities and proven income potential, all set within a peaceful and highly desirable rural setting.

Location: The property sits proudly in a designated Area of Outstanding Natural Beauty. The nearby hamlet of Burwash Weald has a public house and the neighbouring pretty village of Burwash, well known for the National Trust Bateman's estate and its association with Rudyard Kipling, offers two further pubs a church and a village store, plus, a good selection of local shops and services.

Comprehensive shopping: Heathfield (3.9 miles), Battle (12.7 miles), Tunbridge Wells (14.4 miles), Lewes and Eastbourne (21 miles).

Mainline railway stations: Stonegate (3.6 miles) has services to London Charing Cross, via London Bridge (from 1hr 10 mins) and Waterloo East (from 1 hr 14 mins).

Communications: The A21 provides access to the M25 and national motorway networks, Heathrow and Gatwick airports. The M20 at Ashford provides access to the Channel Tunnel Terminus.

Schools: There is a good selection of schools in the area including primary schools in Burwash, Dallington, Punnetts Town and Stonegate; community colleges in Heathfield and Robertsbridge. Preparatory schools include Skippers Hill, St Ronan's and Vinehall, with private secondary schools including St Leonards School for Girls in Mayfield, Tonbridge for boys and with co-ed options at Bedes, Battle Abbey School, Eastbourne and Brighton colleges' and Sevenoaks School to the north.

Square Footage (main house): 4,290

Acreage: 6.6 Acres (approx.)

Location & Additional Information

Location:

The property sits proudly in a designated Area of Outstanding Natural Beauty. The nearby hamlet of Burwash Weald has a public house and the neighbouring pretty village of Burwash, well known for the National Trust Bateman's estate and its association with Rudyard Kipling, offers two further pubs a church and a village store, plus, a good selection of local shops and services.

Comprehensive shopping: Heathfield (3.9 miles), Battle

(12.7 miles), Tunbridge Wells (14.4 miles), Lewes and Eastbourne (21 miles).

Mainline railway stations: Stonegate (3.6 miles) has services to London Charing Cross, via London Bridge (from 1hr 10 mins) and Waterloo East (from 1 hr 14 mins).

Communications: The A21 provides access to the M25 and national motorway networks, Heathrow and Gatwick airports. The M20 at Ashford provides access to the Channel Tunnel Terminus.

Schools: There is a good selection of schools in the area including primary schools in Burwash, Dallington, Punnetts Town and Stonegate; community colleges in Heathfield and Robertsbridge. Preparatory schools include Skippers Hill, St Ronan's and Vinehall, with private secondary schools including St Leonards School for Girls in Mayfield, Tonbridge for boys and with co-ed options at Bedes, Battle Abbey School, Eastbourne and Brighton colleges' and Sevenoaks School to the north.

Additional Information:

Services: Mains water. Private drainage. Gas Central Heating – the property benefits from 2 gas boilers. Mains Electricity. Solar Power System – feeds into the grid.

Council: Wealden District Council, Tax Band: H.

EPC: C

Agents note: For further details on any of the additional information, please contact the Agent directly.

Viewings: Strictly by appointment only via the Agent, Vale and Marsh Ltd.





Rock Hill House

Gross Internal Area : 398.6 sq.m (4290 sq.ft.)
(Including Cellar)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	95
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



2 Windmill Oast
Windmill Farm Benenden Road
Rolvenden
Kent
TN17 4PF
01580 242700

<https://www.valeandmarsh.com>

