



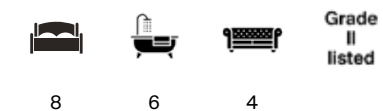
KING JOHN'S LODGE

Sheepstreet Lane, Etchingam, East Sussex



A MAGNIFICENT GRADE II LISTED COUNTRY HOUSE

This handsome detached property offers substantial accommodation, full of character and period features, set within delightful gardens and grounds of about 3.4 acres which include a swimming pool and tennis court.



Local Authority: Rother District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

Etchingam station 2 miles (London Bridge from 64 minutes). Ticehurst 2 miles. Burwash 4 miles. Hawkhurst 6 miles. Cranbrook 10 miles. Tunbridge Wells 12 miles.

Postcode: TN19 7AZ www.what3words.com/deadline.processes.instant



WONDERFUL RURAL POSITION, YET CLOSE TO AMENITIES

The property sits in an idyllic position within the High Weald National Landscape Area on a popular rural lane linking the East Sussex villages of Ticehurst and Etchingham. Facilities can be found at nearby Burwash, Hawkhurst and Cranbrook as well as the larger centres of Tunbridge Wells, Tenterden and the beautiful cinque port of Rye. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Etchingham, Stonegate and Tunbridge Wells with a journey time to London taking around an hour.

There is a good choice of schools in the area, in both the state and private sectors, including Hurst Green and Burwash primary schools, Mayfield (girls), Marlborough House Vinehall (Robertsbridge), St Ronan's (Hawkhurst), Holmewood House (Langton Green.), Benenden School and Eastbourne College.







PERIOD HOUSE WITH STUNNING GARDENS AND RURAL VIEWS

This magnificent Grade II listed detached country house is believed to date back to the 16th century, or earlier, and has attractive elevations of ashlar stone with stone mullioned oak-framed windows with a wealth of period character including exposed timbers and beams, fireplaces, timber latch doors, some stained glass windows, wooden floors and wall panelling. The handsome house provides substantial accommodation totalling 4820 sq ft, arranged over three floors plus a cellar. The entrance hall/snug leads through to the double aspect kitchen which has a range of fitted cupboards, Aga cooker and French doors opening out to the rear gardens – ideal for entertaining. There is also a useful utility room off and w.c. A rear hall gives access to the formal reception space which comprises a characterful sitting room, dining room with a charming bay window overlooking the front and an impressive double aspect drawing room which is almost 30 feet in length and has an interesting vaulted ceiling and bay window overlooking the rear. On the first floor, there are five bedrooms, all of which have en suite facilities. The fabulous principal bedroom also benefits from a walk-in wardrobe and dressing room. There are two further bedrooms on the second floor as well as a shower room. An additional second floor playroom and dressing room are accessed via a separate staircase.

The house is approached via a gated entrance, flanked by stone pillars. The stunning gardens provide a great deal of privacy and enjoy fantastic views over the rolling countryside of the High Weald. The beautifully maintained formal landscaped gardens include lawned areas, paved walkways, an Edwardian pond, a natural pond and an avenue of fruit trees. There is also a heated swimming pool with paved surround, a fenced hard tennis court and a wild flower meadow. In all about 3.4 acres.





Approximate Gross Internal Area =
House: 447.7 sq m / 4820 sq ft (excluding Store 2). Limited Use Areas: 12.3 sq m / 133 sq ft.
Outbuilding: 18.3 sq m / 197 sq ft. TOTAL: 478.4 sq m / 5150 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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