






## LEWES HEATH HOUSE

Lewes Heath, Horsmonden, Kent



## AN IDYLLICALLY SITUATED GRADE II LISTED COUNTRY HOUSE WITH A SWIMMING POOL, TENNIS COURT, STABLES AND APPROACHING 7 ACRES.

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Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Council Tax: G

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

Distances: Horsmonden 1 mile. Goudhurst 3.3 miles. Paddock Wood 5.5 miles (London Bridge from 42 minutes).  
Cranbrook 8 miles. Tunbridge Wells 10 miles (London Bridge from 45 minutes). Tonbridge 12 miles (London Bridge from 34 minutes).

Postcode: TN12 8AF

What3Words: ///payout.business.relished



## SITUATION

The property is located in a sought-after position just a mile from the picturesque village of Horsmonden which has a good range of local amenities including village shops, coffee shop, pharmacy and doctors' surgery. Nearby Goudhurst is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. Further amenities are available at the pretty Wealden town of Cranbrook and spa town of Tunbridge Wells. For commuters, mainline stations are available at Tonbridge, Paddock Wood and Tunbridge Wells offering a frequent service to London Bridge/Charing Cross.

There is a good choice of schools in the area, in both the state and private sectors, including Cranbrook School, Dulwich Preparatory at Cranbrook, St Ronan's in Hawkhurst, Benenden School, Holmewood House Preparatory at Langton Green, Kent College for Girls at Pembury, grammar schools for boys and girls in Tunbridge Wells and Tonbridge, and public schools at Tonbridge and Sevenoaks.



# THE PROPERTY

Lewes Heath House is a beautifully situated Grade II Listed family home with a pretty Queen Anne façade, understood to date in part from the 18th century (or earlier) with later additions and set deep in the Kentish countryside within an Area of Outstanding Natural Beauty, with far reaching views southwards.

Internally, the property boasts very well proportioned family accommodation in excess of 5,600 sq ft arranged over four floors, whilst externally, as well as the lovely garden setting, it enjoys excellent recreational facilities including a heated outdoor pool, floodlit tennis court, stables and two paddocks.

The vendors have made a significant number of improvements to this lovely home including reinstating a custom made staircase where the original staircase would have been, incorporating a versatile basement and extending the kitchen. Planning permission and listed building consent (refs: 19/01678/FULL and 19/01679/LBC) has been obtained for a new entrance hall creating a link between existing house and existing outbuilding, a new conservatory to replace existing; internal and external alterations; new brick wall.

Principal reception rooms include a drawing room with impressive inglenook fireplace, a family room/library also with open fireplace and a lovely south facing sitting room with wood burning stove and double doors to the conservatory.

The substantial kitchen/breakfast/dining room with travertine flooring, is fitted with an extensive range of cupboards and central island. Appliances include a two oven night storage AGA range cooker. From the dining/breakfast area bi fold doors open to the south-facing terrace. A large high ceiling family room in the basement provides a very flexible space, while a boot room, utility room, boiler room, north facing larder and cloakroom complete the ground and lower ground floor accommodation.

Over the upper floors there are a total of seven bedrooms which are served by four bathrooms and a separate w.c. The principal suite benefits from a spacious bathroom, dressing room and a wonderful bedroom. The majority of bedrooms enjoy a double aspect. On the second floor the study/home office is open to the pitch, with ladder access to a mezzanine floor.







## OUTSIDE

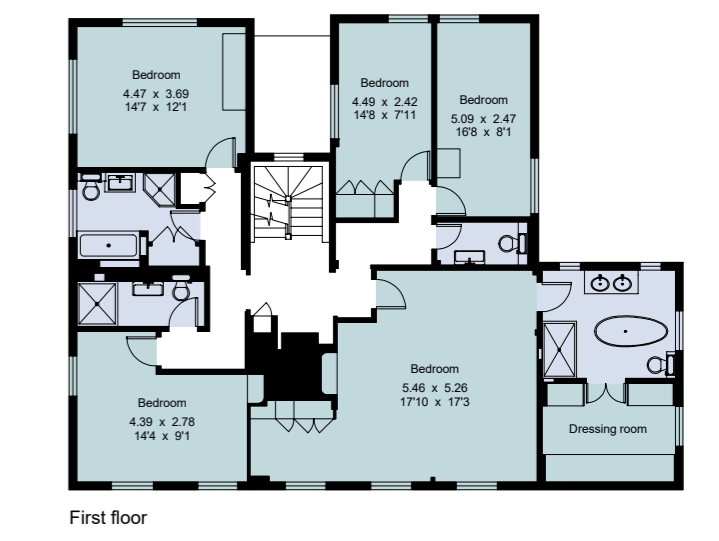
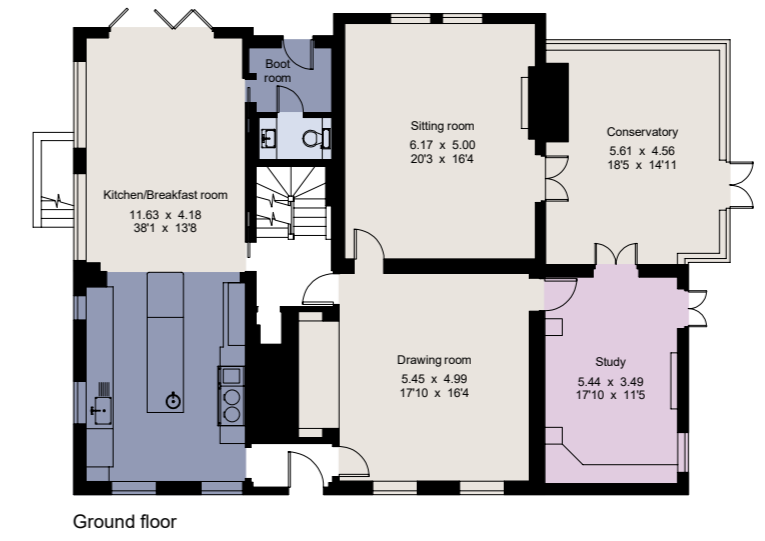
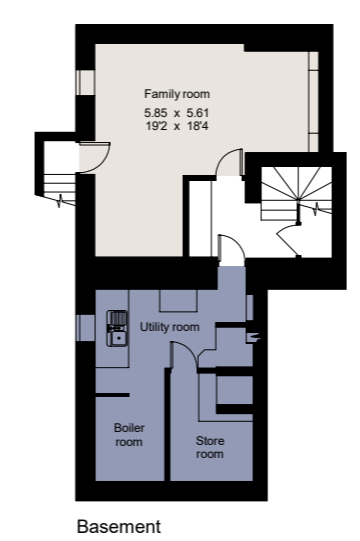
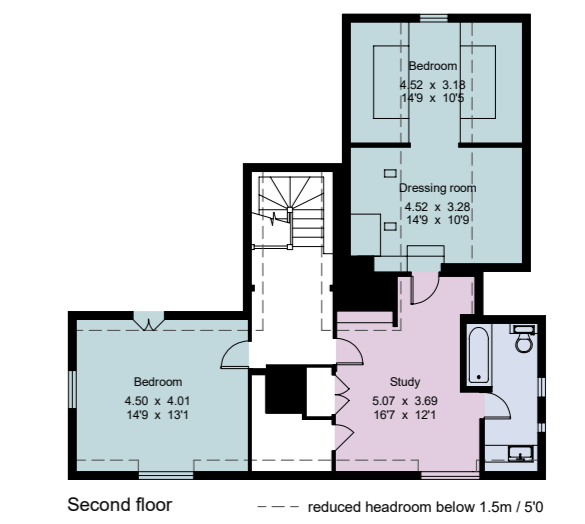
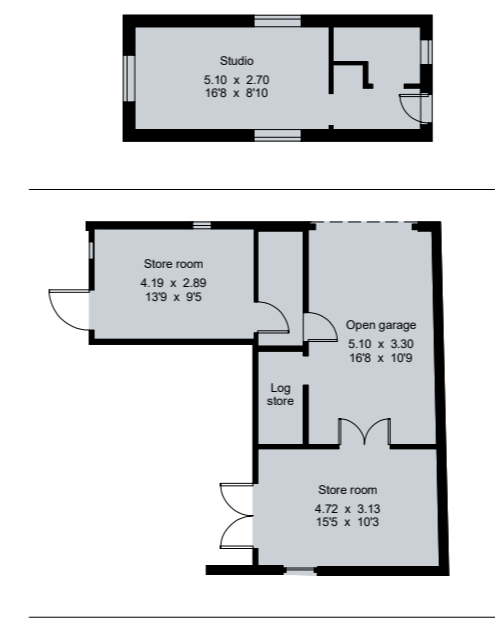
The house is approached via a sweeping drive which leads to a generous parking area. The gardens and grounds provide a wonderful setting and comprise a substantial terrace ideal for al fresco dining, lawns, herbaceous borders, an abundance of mature trees and shrubs and a spring fed pond.

Recreational facilities include a floodlit tennis court, a heated outdoor swimming pool with paved surround continuing to the terrace and lawn with views over the fields to the south.

Outbuildings comprise a detached studio with reclaimed brick elevations, a period building incorporating open bay garage, store rooms and log store. To the west of the gardens lie the paddocks, three stables and field shelter.







Gross internal area (approx): 492.0 sq m / 5,296 sq ft  
 Studio: 20.3 sq m / 219 sq ft  
 Garage: 53.5 sq m / 576 sq ft  
 Total: 565.8 sq m / 6,090 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.

We would be delighted  
to tell you more.

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