



RIGBY & MARCHANT

"An exceptional, thoughtfully modernised Edwardian country house with magnificent views, 15 acres, pool, gym complex, two bedroom annexe and gated private drive, in an idyllic, tranquil setting."



Peans Wood Brightling Road, Robertsbridge - TN32 5EL
£5,000,000



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MARCHANT

Tucked away in a quiet, private setting with magnificent views over the High Weald, Peans Wood dates from 1904 and retains a wonderful sense of its origins, with parquet floors, oak panelling and characterful fireplaces throughout. More recently, the house has been thoughtfully refurbished and extended, elevating it into something rather special, with a beautifully crafted bespoke kitchen and a dedicated wellness space including a home gym, yoga studio and sauna.

The ground floor flows effortlessly, with a series of elegant, well balanced reception rooms including a drawing room with bay opening onto the garden, a richly panelled dining room with an impressive carved stone fireplace, along with a large study. At its heart; the 42ft by 42ft L-shaped kitchen, breakfast and family room is both functional and refined, centred around a substantial island, an impressive Lacanche Belmont range cooker and finished with integrated appliances. The downstairs is further complemented by a large fitted utility room, WC and access to the adjoining self contained two bedroom annexe with its own kitchen breakfast room, sitting room and shower room.

Upstairs, the principal suite enjoys far reaching south facing views, with a dressing room and generous bathroom. There are three further bedroom suites on the first floor, and two additional bedrooms. The second floor provides two more bedrooms, a family bathroom and a large games room, along with access to a substantial attic.

The grounds are a defining feature, extending to just over 15 acres of formal lawns, woodland, established planting and raised vegetable garden, all with a lovely southerly aspect. A heated swimming pool sits within a sheltered setting with rolling countryside views. There are a range of outbuildings as well as a paddock suitable for equestrian use.

Further amenities include a double garage with adjacent single garage/tool store, beneath a large home office space. The house is approached through electronic wrought iron gates, along a sweeping tree lined drive with mature rhododendrons, setting the tone from the outset.

The property benefits from being unlisted and has outline planning permission for a new pool house and tennis court.









Peans Wood sits in a quietly secluded position on the edge Robertsbridge, an historic, picturesque village in the Rother district of East Sussex, within the rolling countryside of the High Weald Area of Outstanding Natural Beauty. The house is a convenient walk from Robertsbridge station with regular mainline train services to London Charing Cross and Cannon Street via Tunbridge Wells. Robertsbridge offers all the essentials; an excellent 18th century inn with rooms, an Indian restaurant, village post office, a small supermarket and well regarded primary school, while nearby Hawkhurst features larger Waitrose and Tesco supermarkets. Robertsbridge is the perfect, practical location for families looking to balance country and city life. Vibrant Tunbridge Wells is easily accessible along the A21, as is the coast with Hastings, Rye and Camber Sands within easy reach. It is a setting that feels properly rural, yet remains extremely well connected.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Beautifully renovated Edwardian country house
- Idyllic semi-rural location in the High Weald
- Magnificent southerly rolling countryside views
- Nestled in 15 acres of private secluded grounds
- Close to local amenities and mainline station
- Expansive accommodation plus two bedroom annexe

Peans Wood, TN32

Approximate Gross Internal Area = 831.8 sq m / 8954 sq ft
 Approximate Garage, Gym, Offices Internal Area = 192 sq m / 2066 sq ft
 Approximate Outbuildings Internal Area = 178.4 sq m / 1920 sq ft
 Approximate Total Internal Area = 1202.2 sq m / 12940 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

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