



## BROOM

Chillies Lane, High Hurstwood, East Sussex





# SUBSTANTIAL COUNTRY HOUSE

A grand period property, set in mature grounds of just over 18 acres with stunning southerly views as well as secondary accommodation and excellent equestrian facilities.

|                                                                                       |                                                                                       |                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |    | EPC                                                                                   |
| 8                                                                                     | 3                                                                                     | 4                                                                                     | F, D & D                                                                              |
|  |  |  |  |

Local Authority: Wealden District Council  
Council Tax band: Main house - H, Cottage - G.  
Tenure: Freehold

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

Crowborough station 3.5 miles (London Bridge from 69 mins). Crowborough town 2.4 miles. Tunbridge Wells 9.3 miles (London Bridge from 44 mins). London 42 miles.

Postcode: TN6 3TB    [www.what3words.com/weary.removal.built](http://www.what3words.com/weary.removal.built)





## FABULOUS SETTING

The property sits in a wonderful semi-rural position, close to Ashdown Forest and only two miles from the idyllic village of High Hurstwood. The nearby Wealden market town of Crowborough has a very good selection of facilities including local shops, supermarkets (including Waitrose), restaurants, post office and leisure centre. Tunbridge Wells and Uckfield also offer a comprehensive range of amenities. Train stations are available at Crowborough, Eridge and Tunbridge Wells offering regular services to London. There is a good choice of schooling in the area, in both the state and private sectors, including Holmewood House Preparatory School at Langton Green, Rose Hill and The Mead in Tunbridge Wells, The Skinners' School at Tunbridge Wells, Mayfield School (girls), Skippers Hill Manor Preparatory School in Five Ashes, Bede's at Upper Dicker and Eastbourne, and Uplands Community College at Wadhurst. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.









# BROOM

This substantial and attractive country house occupies a sought-after position, close to Tunbridge Wells and includes a delightful cottage, an annexe, tennis court and a range of outbuildings offering scope for a variety of uses. The property also benefits from excellent equestrian facilities and in all the property extends to about 18.34 acres.

The main house was built in 1923, although its architecture is reminiscent of a classical Tudor manor house. The house sits in delightful park-like gardens and enjoys fabulous far-reaching southerly views.







## CHARACTERFUL FAMILY SPACE

Internally, the house benefits from well-proportioned rooms and high ceilings with a wealth of character features including stone fireplaces, timber panelled doors, polished oak, limestone and slate floors and period style radiators.

On the ground floor, there is a striking reception hall as well as elegant interlinking principal reception rooms and a delightful double aspect sun room with a vaulted ceiling and French doors opening out to the terrace, creating lovely adaptable space for entertaining. The country kitchen is located at the front and includes a walk-in pantry and breakfast room off.

There are eight good sized bedrooms on the first floor and two further second floor rooms, currently used as an office, but could be used as a playroom or teenage den if preferred.







## SECONDARY ACCOMMODATION

Located to the northern side of the main house there is a complex of buildings which includes a delightful cottage comprising a ground floor reception hall, w.c., kitchen and drawing room with French doors opening out to its own garden. On the first floor, there is one bedroom as well as good sized bathroom.

Set within the stable yard, there is a lovely single storey annexe which provides a reception hall, kitchen, sitting room and two bedrooms, one of which has an en suite bathroom and dressing room.







## FAR-REACHING RURAL VIEWS

Outside, the house is approached off Chillies Lane through a formal brick-pillared entrance with wrought iron electrically operated gates. The long driveway approach culminates at a large turning area in front of the house.

The property sits within extensive park-like gardens and grounds. To the rear of the house, a wide terrace enjoys fabulous far-reaching southerly views over an expanse of lawned garden, fringed by trees. This creates a lovely backdrop which can be seen from the majority of rooms.

Agents Note: A public footpath traverses the south eastern corner of the property, fenced off from the property's land, and set away from the house.





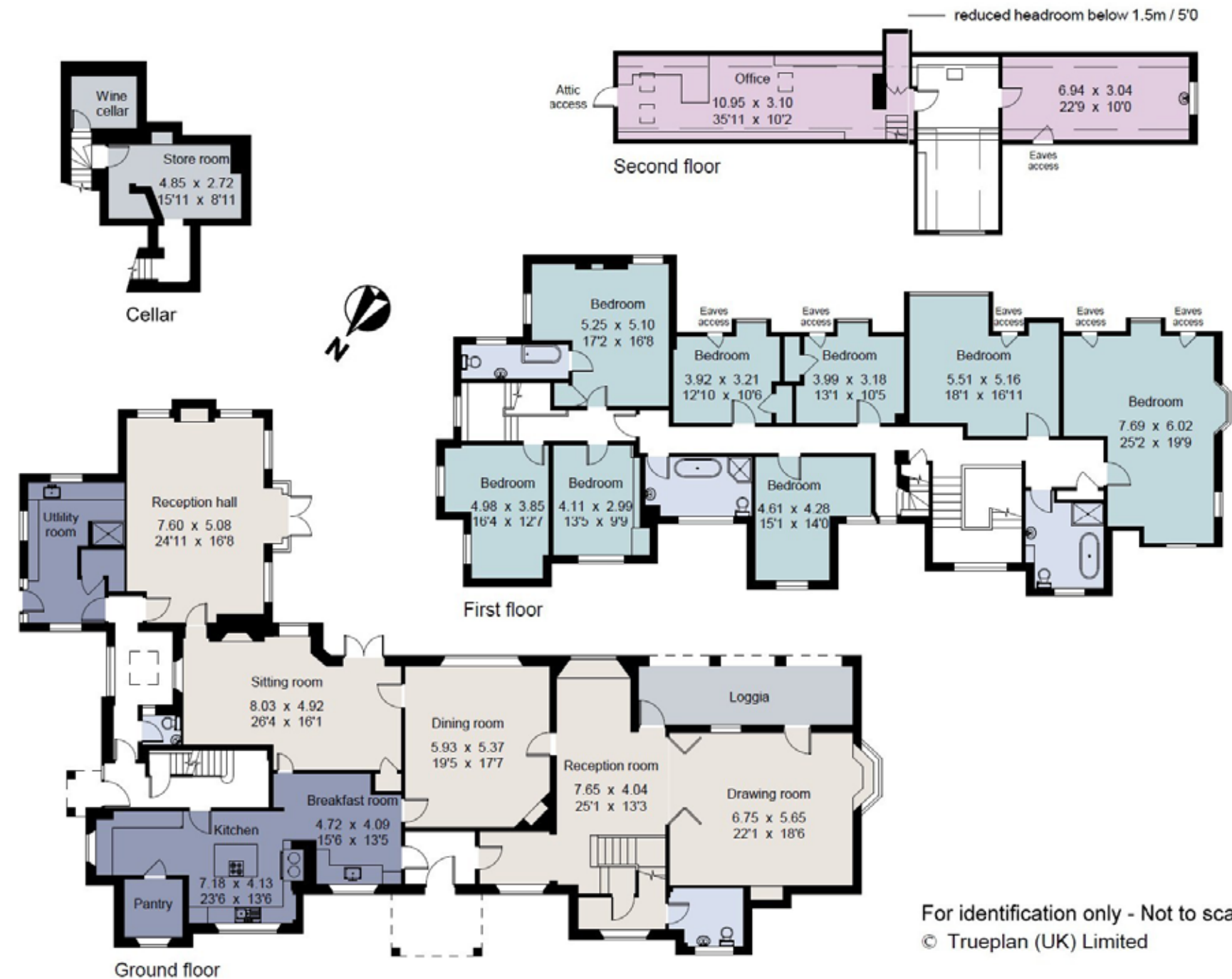


## EQUESTRIAN FACILITIES

The property offers excellent equestrian facilities and outbuildings. The compact facilities lie a short distance from the main house and are well designed for ease of use and maintenance. They include a large American-style barn fitted with seven Hancox indoor stables, two wash and drying areas, a horse walker and lunging pen. The full-size sand school measures 60m x 20m with an waxed based surface and an additional smaller arena is ideal for lunging or turnout. The paddocks lie on the northern side, together with a block of mature woodland. The level fields are fenced and currently divided into several smaller connecting turnout paddocks, close to the barn and interspersed by mature trees. The surrounding outbuildings include a substantial workshop (previously a squash court), a hay store, triple stable block and further garaging and stores. In all about 18.34 acres.







Approximate Gross Internal Area = House: 615.9 sq m/6629 sq ft. Cellar: 24.4 sq m / 262 sq ft.  
Annexe: 66.3 sq m/713 sq ft. Cottage: 79.3 sq m/853 sq ft. Studio: 31.3 sq m/336 sq ft. American style  
barn: 195.7 sq m/2106 sq ft. Outbuildings: 327.8 sq m/3528 sq ft, TOTAL: 1340.7 sq m/14,427 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.

**Simon Biddulph**

01892 515035

[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)

**Knight Frank Tunbridge Wells**

47 High Street,

Tunbridge Wells, Kent, TN1 1XL

**[knightfrank.co.uk](https://www.knightfrank.co.uk)**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated September 2023. All times and distances stated in these particulars are approximate. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.