VALE & MARSH

Rock Hill House Burwash Road, Broad Oak TN21 8XG

TO LET: Main house, surrounding garden, pool and selected outbuildings - £4,950 per month exclusive of utilities, council tax, garden maintenance and swimming pool maintenance. Unfurnished.

Equestrian Let Possible by separate negotiation: This option can include stables, hay barn, large paddock of approx 5 acres and menage – this is not not included in the letting price of £4,950 per month. Price on Application.

Rock Hill House is a handsome and beautifully presented six-bedroom Victorian detached family home, set within approximately 1.6 of gardens and grounds, enjoying far-reaching, unspoilt panoramic views across surrounding countryside within this highly prized Area of Outstanding Natural Beauty.

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£4,950 Per Month

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.

This stylish family home is particularly distinguished by its exceptional outdoor offering. The gardens are approximately 1.6 acres and the paddocks extend to approximately 5 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.

NB EQUESTRIAN LET - The equestrian facilities, stables, tack room, menage and approx. 5 acres of paddock as well as the hay and motor barn are not included in the letting price at £4,950 per month but can be included by separate negotiation. PRICE ON APPLICATION.

The grounds also feature extensive outbuildings including a double open garage with storage above, 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.

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: Garden 1.6 acres (approx.) - included in the letting price of £4,950 per month. 5 Acres (approx.) of paddock available by separate negotiation.

Location & Additional Information

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Additional Information:

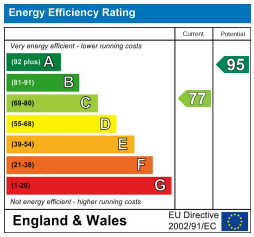
Services: Mains water. Private drainage. Gas Central Heating – the property benefits from 2 gas boilers. Mains Electricity. Solar Power System – feeds into the grid.

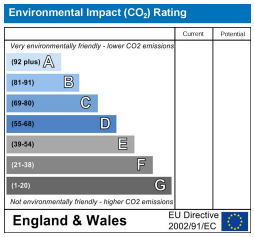
Council: Wealden District Council, Tax Band: H.

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.





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.

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The Property Ombudsman

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