



KING JOHN'S LODGE
SHEEPSTREET LANE, ETCHINGHAM, EAST SUSSEX, TN19 7AZ



**Lambert
& Foster**

KING JOHN'S LODGE, SHEEPSTREET LANE, ETCHINGHAM, EAST SUSSEX, TN19 7AZ

An exceptional Grade II Listed seven-bedroom country house set within approximately 3.4 acres of glorious south-facing gardens and grounds, complete with an air source heated swimming pool, all-weather tennis court and breathtaking uninterrupted rural views.

ASKING PRICE £1,850,000 FREEHOLD



DESCRIPTION

King John's Lodge is an exceptional Grade II Listed country house believed to date from the 16th century, occupying an elevated position within approximately 3.4 acres of beautifully established gardens and grounds. Complete with an air source heated outdoor swimming pool, all-weather tennis court and magnificent uninterrupted southerly views, King John's Lodge offers over 4,820 sq. ft of wonderfully proportioned accommodation, creating the perfect setting for family life, entertaining and country living in one of the area's most desirable locations.

Rich in period character, the property retains an abundance of original features including exposed timbers, leaded light windows, impressive fireplaces and elegant reception rooms, whilst offering generous and well-balanced accommodation ideally suited to modern family living. The heart of the home is a series of spacious and interconnected living areas, providing excellent flexibility for both everyday family life and larger gatherings. The principal reception rooms overlook the stunning south-facing gardens, complemented by a spacious kitchen/breakfast room, dining room, snug, utility room and cellar. The first and second floors provide seven bedrooms, several benefiting from en suite facilities, creating an ideal layout for a growing family or visiting guests.



Whilst the property has been lovingly maintained, it now offers an exciting opportunity for sympathetic modernisation, allowing an incoming purchaser to enhance and personalise this remarkable home whilst preserving its outstanding period character. With its generous proportions, practical layout and exceptional setting, King John's Lodge has all the ingredients to become one of the finest family homes in the area.

The gardens and grounds are a particular highlight. Formal south-facing gardens extend from the house with uninterrupted rural views, complemented by a wildflower meadow, orchard planted with a variety of fruit trees, paddock and mature specimen trees creating complete privacy and an idyllic setting. There are also two substantial garden sheds/outbuildings and extensive gravel parking approached via a private entrance.

Situated on a quiet country lane on the edge of the sought-after village of Etchingham, the property combines peaceful country living with excellent accessibility. Etchingham station offers regular services to London Charing Cross in approximately 1 hour 10 minutes. The area is renowned for its excellent choice of state and independent schools, beautiful countryside and an abundance of walking, cycling and riding routes.









FLOORPLANS & MAPS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

King Johns Lodge, Sheepstreet Lane, Etchingham, TN19 7AZ

Approximate Area = 4820 sq ft / 447.7 sq m (excludes store 2)

Limited Use Area(s) = 133 sq ft / 12.3 sq m

Outbuilding = 197 sq ft / 18.3 sq m

Total = 5150 sq ft / 478.4 sq m

For identification only - Not to scale







VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///UNICORNS.WIDELY.CIVIC

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private **Heating:** Oil

BROADBAND & MOBILE COVERAGE:

Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band G **EPC:** NA

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick, stone and tile elevations and tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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