






LYEWOOD HOUSE

Beech Green Lane, Withyham, Hartfield, East Sussex



ATTRACTIVE PERIOD HOME WITH FAR-REACHING RURAL VIEWS

This wonderful Grade II listed detached property offers substantial and characterful family accommodation as well as delightful lawned gardens adjoining open countryside, yet close to excellent amenities.

   EPC
6 2 3-4 E

Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

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

Ashurst station 3.3 miles (London Bridge from 57 mins). Tunbridge Wells 8 miles (London Bridge from 45 mins). Edenbridge town station 8.7 miles (London Bridge from 44 mins).

Postcode: TN7 4DD www.what3words.com/mistaking.bridges.original



IDYLLIC RURAL POSITION, YET CLOSE TO LOCAL AMENITIES

The property occupies a delightful rural position on the edge of the popular village of Withyham, within the High Weald National Landscape Area and close to Ashdown Forest. Withyham is an idyllic rural village with a primary school (just 0.7 of a mile away), popular pub, church and various clubs/societies. The sought-after village of Hartfield is just over two miles away with its store, health centre, church, pubs and the famous 'Pooh Corner' tea rooms, shop and museum. Further facilities are available at the larger centres of Edenbridge, East Grinstead and Tunbridge Wells. Railway stations are available at Ashurst, Cowden, Tunbridge Wells, Edenbridge and East Grinstead. Primary schools can be found in Withyham, Hartfield and Groombridge and other well-regarded schools include Brambletye (East Grinstead), Hilden Grange Prep, Holmewood House Prep (Langton Green), Somerhill in Tonbridge and grammar schools in Tonbridge, Tunbridge Wells and Sevenoaks.







CHARACTERFUL FAMILY HOME WITH DELIGHTFUL GARDENS

This wonderful Grade II listed detached period home is located in an idyllic rural position and enjoys stunning far-reaching views over its gardens and surrounding rolling countryside. The property, believed to date back to the 17th century, has attractive red brick lower elevations and tile hung upper elevations. It provides substantial accommodation (about 3121 square feet) and has been sympathetically refurbished to perfectly blend modern upgrades with character features including exposed beams/timbers/brick and a fabulous fireplace. The entrance hall, with cloakroom and study off, opens to the impressive dining room with a part vaulted ceiling and French doors opening out to the rear terrace and gardens. The fabulous triple aspect sitting room has extensive fitted bookshelves, a charming inglenook fireplace and French doors opening to the side garden. The country kitchen has a range of bespoke fitted cupboards with integrated appliances and a central island. From the kitchen, a useful utility room has doors to the front and rear as well as a door into the attached garage with stairs leading up to a room above, currently used as an office. On the first floor there are five bedrooms as well as a family bathroom. The principal bedroom benefits from a dressing area and an en suite bath/shower room. There is a further bedroom on the second floor and access to loft storage.

A private driveway leads to the house, attached garage and parking area. The immaculate gardens surrounding the house are laid to lawn with a multitude of mature trees, shrubs and plants. A paved pathway leads to a detached timber-framed outbuilding and a kitchen garden with raised beds. The delightful lawned rear garden has a York sandstone terrace, ideal for al fresco dining whilst enjoying the stunning rural views. There is also a further terrace with attractive pergola over.





Approximate Gross Internal Area =
 House: 290.0 sq m / 3121 sq ft. Detached Garage: 30.7 sq m / 330 sq ft.
 TOTAL: 320.7 sq m / 3451 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.



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