

**RUSH
WITT &
WILSON**



Rabbits Farm Dallington, Heathfield, TN21 9JX
Guide Price £1,500,000 - £1,750,000 Freehold

****GUIDE PRICE £1,500,000 – £1,750,000****

A truly exceptional country residence with separate cottage, outstanding equestrian facilities and panoramic Sussex views. Set within approximately 20 acres of rolling High Weald countryside, this remarkable farmhouse and detached cottage occupy an elevated position on the edge of Dallington village, enjoying far-reaching views towards the coast and the South Downs. Rarely does a rural holding of this calibre come to the market—combining privacy, versatility and lifestyle appeal in one package. The main farmhouse offers warm, characterful accommodation, including an inviting entrance hall, dual-aspect sitting room with inglenook fireplace, formal dining room, study, country kitchen, utility/boot room and cloakroom. Upstairs are three generous double bedrooms, two with en-suites, each enjoying captivating countryside outlooks, together with a family bathroom. The detached cottage (built 2003) provides superb additional accommodation—ideal for multi-generational living, guests, staff or as a holiday let. It includes a sitting room with woodburner, kitchen, double bedroom, bathroom and a decked veranda taking in the views. For equestrian buyers, the facilities are exceptional. The land is gently sloping and well-drained, divided into post-and-rail paddocks with mains-fed troughs, substantial hedging, field shelters and large ponds. The comprehensive yard includes two stable blocks (eight stables), pony shed, feed room, tack room, further stable with workshop above, 1,400 sq ft barn, all-weather ménage, tractor shed and extensive yard space. The farmhouse is framed by attractive gardens with drystone walling, a south-facing terrace and a hot tub positioned to enjoy the sweeping rural views—perfect for entertaining or simply appreciating the tranquillity of this idyllic setting. A rare opportunity to secure a substantial country home with outstanding facilities and stunning views.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

RUSH
WITT &
WILSON

Approximate total area⁽¹⁾

210.6 m²

2266 ft²

Reduced headroom

0.2 m²

3 ft²

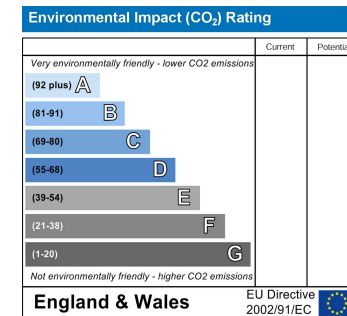
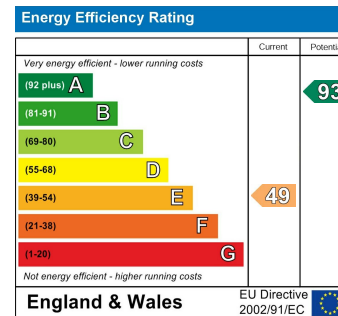
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Band - G

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson 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 the agents, seller(s) or lessor(s).
2. 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.
3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**