Dropped Pin
Residential Sales



Brownings Manor, Blackboys, TN22 5HG

£2,495,000





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This magnificent eight-bedroom manor house in East Sussex is set in an Area of Outstanding Natural Beauty. The unobstructed views are unforgettable – rolling hills and lakes all the way to the South Downs National Park on the horizon.

- 8 bedrooms
- Historic home
- Original features
- Garden approx. 2.3 acres
- 40 acres of land

A home with heart

There's something special about a house that's been truly lived in and loved – and Brownings Manor has been the setting for big family gatherings, concerts on the lawn, and quiet mornings with a coffee in the conservatory, soaking in that seemingly endless view.

Built in 1904 and once part of the historic Possingworth Estate, it's been home to four families. For the past 25 years, the current owners have carefully restored and cherished it, layering it with art and antiques that sit beautifully alongside the original features. Inside, the details tell the story – grand chandeliers, original fireplaces, beautiful tiles and servant bells, some still ringing into life. It's grand, yes – but it feels welcoming and homely, too.

Brownings Manor sits within an Area of Outstanding Natural Beauty, with uninterrupted views across rolling fields, lakes and the South Downs National Park. No public rights of way cross the land, so it feels private and peaceful.

Inside the manor

Step through the original oak front door and the tone is set: beautiful wood panelling and ornate doors lead you through to a magnificent hall with a grand staircase, fireplace and striking triple-height window that floods the space with light.

The drawing room is refined and inviting, with a brass chandelier, original window shutters and an elegant fireplace. Sunlight pours in through the windows, which look out over the lawn and rows of daffodils. This space is made for quiet afternoons with a book or hosting friends and family after dinner.

The dining room has wraparound views of the landscape through the sash windows and doors leading out to the conservatory. The conservatory is a favourite space: a place to pot plants, potter and admire the view. In the kitchen, original tiled floors meet a wood-burning Rayburn, creating a country kitchen that feels timeless, warm and welcoming. A pantry sits next to the kitchen – with an original well and pump still in place just outside the window.

Upstairs, eight bedrooms offer plenty of space – many with original fireplaces and those same captivating views. The master suite includes a Jack-and-Jill en-suite shower room, while every room carries a sense of history and calm.

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40 acres of land

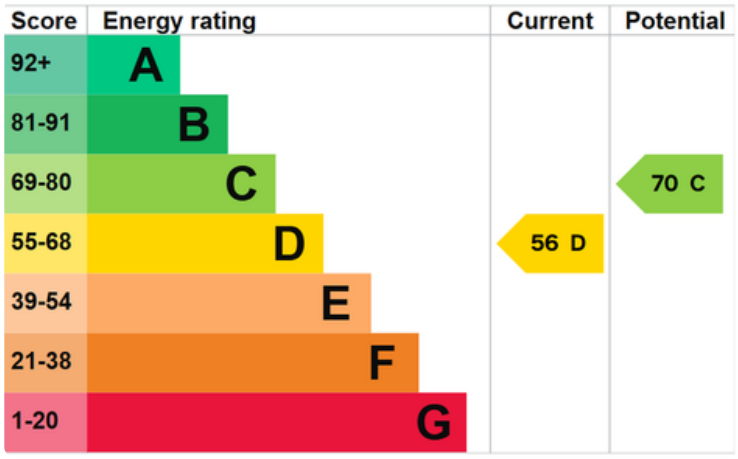
The walled garden and open lawns unfold into those extraordinary views – rolling countryside, ancient trees and big skies – connecting you with the great outdoors year-round. The current family in residence owns the fields as far as the eye can see, so this 40 acres of land is included in the price to secure the view.

A house like this doesn't come along often – full of character, steeped in history, and ready for its next chapter.









Tenure: freehold Council tax band: H

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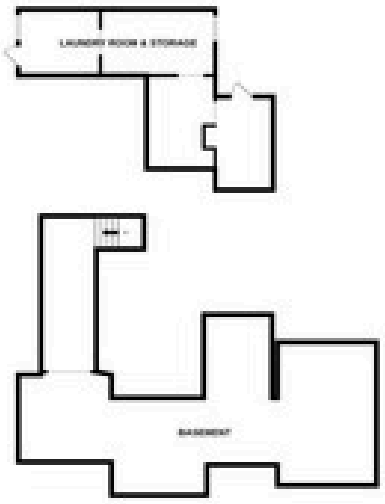
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BASEMENT
1109 sq.ft. (103.1 sq.m.) approx.



GROUND FLOOR
3403 sq.ft. (316.9 sq.m.) approx.



1ST FLOOR
2582 sq.ft. (239.9 sq.m.) approx.



8 BEDROOM MANOR HOUSE

TOTAL FLOOR AREA : 7125 sq.ft. (661.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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