



Scalands Wood  
Brightling Road | Robertsbridge | East Sussex | TN32 5EU

 FINE & COUNTRY







## STEP INSIDE

The first thing that strikes you when arriving at this magnificent property is the truly beautiful 32-acre setting. Private electronically operated gates swing open to a long driveway that sweeps up past paddocks to one side and light woodland to the other to a large parking and turning area and the triple garage with annex above.

For those with equine interest the drive continues to a very well-appointed stable block, tractor store, workshop and gym/studio. From here you can hop in the 4x4 utility buggy (available by negotiation) and wizz out into your private woodland or over to the paddocks.

The main house is accessed via a large entrance hall past the grand staircase and a tucked away office to a wonderful Kitchen/Breakfast room which forms part of a sympathetic extension which introduces a significant amount of natural light into this room via a large, glazed lantern as well as superb flow out into the garden through the French doors.

A separate utility room, downstairs cloak room and shower room adds practicalities, and a charming drawing room is the ideal place makes a useful flexible secondary reception room.

The principal living space is a stunning space comprising the original Living room with its stylish fireplace that now opens seamlessly into a striking orangery, creating a single capacious room enjoying excellent natural light from multiple windows, French Doors and a substantial roof lantern.

Upstairs the Principal bedroom suite mirrors the generous proportions of the living space with a capacious bedroom, fitted dressing room and en-suite shower, and enjoys views over the lawn garden and onwards over the paddock. Four further bedrooms, a box room and two more bathrooms caters for large families or multiple guests. Add to this a large room on the second floor which could be used as another bedroom, playroom or office.





# SELLER INSIGHT

“ Equestrian scope, great schooling, international connections and privacy were the major factors that drew us to this fantastic house and its grounds.

The Equestrian facilities are first class with gently sloping paddocks enclosed by (equaline) fencing, stabling and outbuildings that easily cope with our 7 ponies.

The nearby Marlborough House Vinehall school is excellent as was our first choice of school for our children. To have had the school so close and convenient has been a real bonus over the years.

Gatwick and Heathrow are easily accessible as is the Coast and links to the continent, and train access to London is equally convenient.

Perhaps more than anything the quality of life provided to a family of the gardens and grounds and the variety of daily experience is priceless. From pottering around in the formal garden, to enjoying watching the ponies in the paddock, through to settling down for the afternoon, based at the summer house and enjoying the pond with its fish and wildlife. Walking the dog in our private wood must include a detour to the massive Lime Tree (believed to be one of the largest in Sussex) because it is so dramatic and a reminder like the constant birdsong and the glimpses of fleet-footed deer of the magnificence of nature.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









### Travel

By Road (approx. distances from TN32 5EU):

Robertsbridge – 1 mile

Battle – 6 miles

Hastings – 12 miles

Tunbridge Wells – 17 miles

Eastbourne – 22 miles

Gatwick Airport – 43 miles

Channel Tunnel – 48 miles

Dover Docks – 58 miles

By Train (nearest station: Robertsbridge):

London Bridge – approx. 1 hr 15 mins

Charing Cross – approx. 1 hr 25 mins

Hastings – approx. 20 mins

### Education

Primary Schools:

Salehurst C of E Primary School – 01580 880288

Mountfield Heath School – 01323 914600

Secondary Schools:

Robertsbridge Community College – 01580 880360

Private / Independent Schools (within 5 miles):

Marlborough House Vinehall School – 01580 880413

Battle Abbey School – 01424 772385

Mountfield Heath School – 01323 914600

Brickhurst Manor School – 01580 857271

Claremont Senior School – 01580 830396

Marlborough House School – 01580 753555

Sacred Heart School – 01892 783414

Saint Ronan's School – 01580 752271

### Leisure Clubs & Facilities

Bodiam Castle – 01580 830196

Smugglers Adventure – 01424 422964

Battle Abbey – 01424 775705

Bateman's (National Trust) – 01435 882302

Knockhatch Adventure Park – 01323 442051

Drusillas Park – 01323 874100

### Healthcare

Oldwood Surgery – 01580 880790

Robertsbridge Pharmacy – 01580 880267

Sussex Premier Health – 01424 757400

Battle Health Centre – 01580 880790

### Entertainment

Oast Theatre

The Star Inn

The George Inn

Robertsbridge pubs & eateries

### Local Attractions / Landmarks

Bodiam Castle

Battle Abbey & 1066 Battlefield

Bateman's – Rudyard Kipling's Home

Smugglers Adventure

Drusillas Park

Knockhatch Adventure Park

**GROUND FLOOR**

Entrance Hall  
 Cloak Room  
 Kitchen 16'1 x 14'4 (4.91m x 4.37m)  
 Breakfast Area 23'5 x 10'7 (7.14m x 3.23m)  
 Utility Room  
 Drawing Room 21'11 x 12'5 (6.68m x 3.79m)  
 Living Room 33'2 x 21'7 (10.12m x 6.58m)  
 Office 11'0 x 9'6 (3.36m x 2.90m)

**FIRST FLOOR**

Bedroom 1 21'0 x 20'0 (6.41m x 6.10m)  
 En-suite & Shower  
 Dressing Room 13'0 x 8'0 (3.97m x 2.44m)  
 Bedroom 2 15'6 x 11'6 (4.73m x 3.51m)  
 Bedroom 3 15'6 x 9'10 (4.73m x 3.00m)  
 Bedroom 4 14'0 x 9'5 (4.27m x 2.87m)  
 Bedroom 5 9'11 x 7'10 (3.02m x 2.39m)  
 Separate WC and Shower  
 Bathroom 14'0 x 9'6 (4.27m x 2.90m)  
 Box Room

**SECOND FLOOR**

Bedroom 6 22'7 x 11'0 (6.89m x 3.36m)

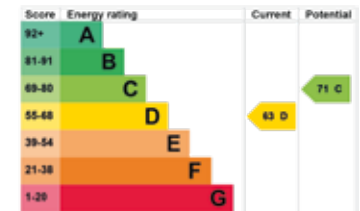
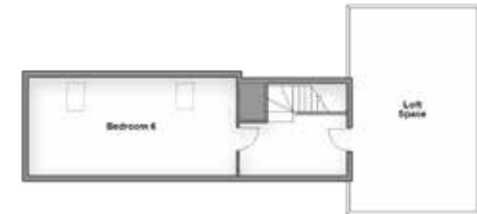
**OUTSIDE**

Garage 1 21'7 x 20'3 (6.58m x 6.18m)  
 Garage 2 21'0 x 9'2 (6.41m x 2.80m)  
 Annex over Garage:  
 Living/Kitchen Room 14'6 x 13'3 max (4.42m x 4.04m)  
 Bedroom 1 13'2 x 9'7 (4.02m x 2.92m)  
 Shower Room

**OUT BUILDINGS**

**Stable Block 1:**  
 Stable 1 13'0 x 11'0 (3.97m x 3.36m)  
 Stable 2 13'0 x 11'0 (3.97m x 3.36m)  
 Stable 3 13'0 x 11'0 (3.97m x 3.36m)  
 Stable 4 13'0 x 9'3 (3.97m x 2.82m)  
 Tack Room 13'0 x 6'6 (3.97m x 1.98m)  
 Tractor Shed 20'7 x 17'11 (6.28m x 5.46m)  
 Workshop 19'10 x 18'0 (6.05m x 5.49m)  
 Gym/Studio 18'0 x 8'0 (5.49m x 2.44m)

**Stable Block 2:**  
 Stable 1 13'0 x 9'0 (3.97m x 2.75m)  
 Stable 2 13'0 x 9'0 (3.97m x 2.75m)  
 Stable 3 13'0 x 9'0 (3.97m x 2.75m)  
 2 Field Shelters



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd), 36 King Street, Maidstone, Kent ME14 1BS. Printed xx.xx.2026



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