



# BRAMLEY COTTAGE

Town Row Green, Rotherfield, East Sussex



# AN ELEGANT MODERN HOME IN AN IDYLLIC RURAL POSITION

This wonderful detached family house provides substantial accommodation as well as attractive lawned gardens, detached garaging and a detached outbuilding/studio, in a popular rural setting yet close to excellent local amenities and stations.



Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Solar panels. Private drainage. EV charging.

Crowborough 2.8 miles (London Bridge from 69 mins). Eridge 3.3 miles (London Bridge from 63 mins). Wadhurst 6 miles (London Bridge from 53 mins). Tunbridge Wells 6.5 miles.

Postcode: TN6 3QU [www.what3words.com/laugh.response.popular](http://www.what3words.com/laugh.response.popular)



## DELIGHTFUL RURAL POSITION, YET CLOSE TO AMENITIES

The property is located in an idyllic position within the High Weald Area of Outstanding Natural Beauty, just 1.4 miles from the popular and historic village of Rotherfield and within close proximity to Tunbridge Wells. Rotherfield offers a good range of amenities including church, primary school, doctors' surgery, local pubs, tea room, village stores and post office. Nearby Tunbridge Wells offers a more comprehensive range of shopping, leisure, cultural and educational facilities as well as a mainline station with a regular service to London. Train services are also available from Eridge, Wadhurst and Crowborough. There is a wide range of schooling in the area including Rotherfield Primary School, Mayfield School (girls), Skippers Hill Preparatory School (Five Ashes), Holmewood House Preparatory (Langton Green), Bede's (Upper Dieker), and Uplands Community College at Wadhurst. There are also grammar schools in Tunbridge Wells and Tonbridge.











## A SUBSTANTIAL FAMILY HOUSE WITH GARDENS AND GARAGING

Bramley Cottage is a fabulous detached family house providing elegant and substantial accommodation extending to 3642 square feet. The reception space is extremely well-proportioned and the principal rooms enjoy numerous sets of double doors opening out to the rear terrace and gardens creating the perfect area for entertaining.

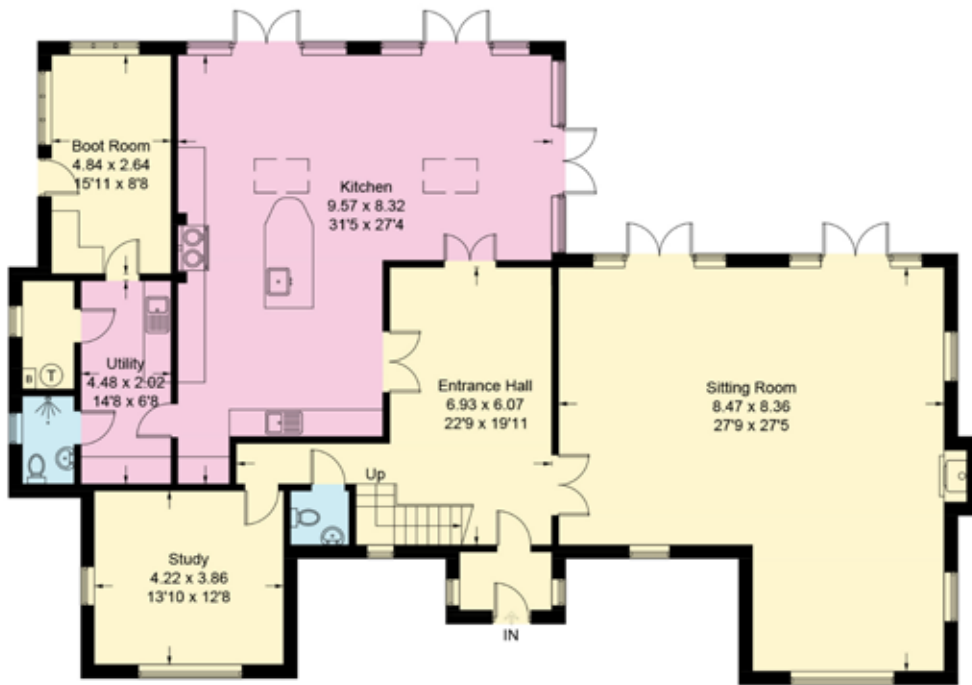
The triple aspect sitting room is almost 28 feet in length and also benefits from a fireplace with wood burner. The impressive kitchen/breakfast room is a particular feature of the house and has a dining area to one end with attractive roof lanterns and the multiple sets of French doors opening to the terrace and gardens. The spacious kitchen includes a range of fitted units, an Aga cooker and a large central island. Off the kitchen there is a useful utility room, shower room/w.c. and a boot room with a door to the side. There is also a study overlooking the front.

On the first floor there are five generous bedrooms, all enjoying wonderful views over the surrounding rolling countryside. Three of the bedrooms benefit from en suite bath/shower rooms and there is also a separate family shower room.

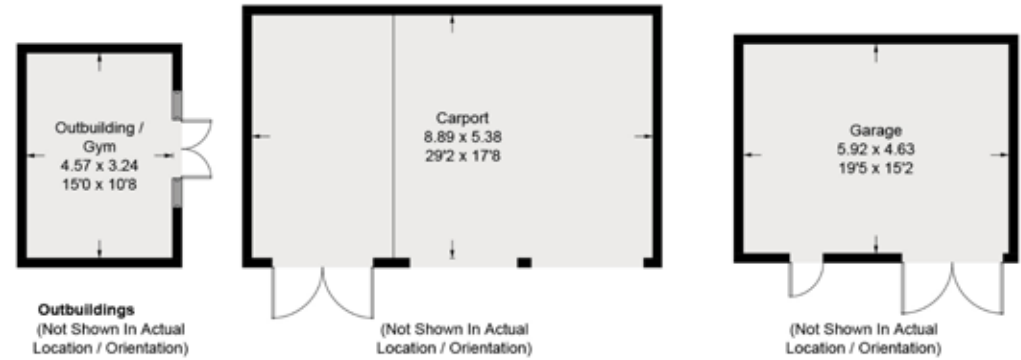
The house is approached via a gated entrance over a gravel driveway leading to the house, parking area, two detached garages and an electric vehicle charging point. To the rear of the house, a large terrace is ideal for al fresco dining. Steps lead up to the delightful gardens which are laid to lawn with mature trees and shrubs and provide a great deal of privacy. A paved pathway leads to a detached outbuilding (currently used as a gym) with an attached log store.







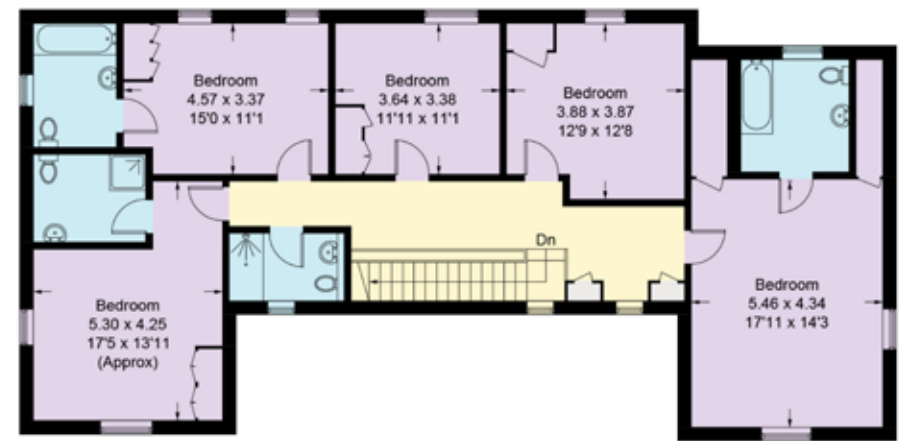
**Ground Floor**



**Outbuildings**  
(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



**First Floor**

Approximate Gross Internal Area = House: 338.4 sq m / 3642 sq ft.  
 Outbuilding / gym: 14.8 sq m / 159 sq ft. Garage: 27.4 sq m / 295 sq ft.  
 Car port: 48.1 sq m / 518 sq ft. TOTAL: 428.7 sq m / 4614 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.



**Simon Biddulph**

01892 515035

[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)

**Knight Frank Tunbridge Wells**

47 High Street,

Tunbridge Wells, Kent, TN1 1XL

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All times and distances stated in these particulars are approximate. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

