

Higham House

Salehurst, East Sussex







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An exceptional country house centrally positioned in glorious gardens and grounds with spectacular views over the Sussex countryside.

Salehurst 0.7 miles, Robertsbridge 2 miles (London Charing Cross, London Canon Street) approximately 1hr 15 mins, A21 (trunk road) 2 miles, Hastings 13 miles
Tunbridge Wells 17 miles, London 54 miles, M25 (J15) 29 miles, Battersea Heliport 20 minutes
(All distances and time are approximates)

Reception hall | 5 reception rooms | Conservatory | Magnificent 50 ft. kitchen/breakfast room | Library

Principal suite comprising bedroom, two dressing rooms and two bathrooms
Five further bedrooms | Four further bathrooms | Laundry

Leisure complex with 12m indoor swimming pool | Separate plunge pool | Sauna
Steam room | Changing facilities | Wine cellar

Three bedroom guest cottage | Extensive garaging and outbuildings including workshop and staff room

Beautiful formal gardens | Paddocks | Parkland and woodland

Helipad

In all about 70.37 acres

House 16,243 sq. ft.

Cottage 2,227 sq. ft.

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Situation

Schools

Benenden, Dulwich College Prep., Marlborough House, Tonbridge School, Kings Canterbury, St Edmonds School Canterbury, Vine Hall, St. Ronans, Claremont School Bodiam, Battle Abbey School Battle, Sevenoaks School.

Sporting facilities

Golf at Rye, The Nevill, Royal Ashdown, Chart Hills, Crowborough Beacon.

There are wonderful walks and riding opportunities in the area. Sailing, rowing and fishing are available on the South Coast approximately 15 miles away.

Historical note

Higham House was formally part of a large Estate known as Iam. The history of the house stretches over 400 years. Much has been written about the house including mention in the Domesday Book. The property was 'by repute' one of the houses and gardens visited by Henry VIII. The original house was raised to the ground in 1603, and the current house rebuilt in 1619, extended in 1740 and 1820 and lastly in 2000, when it was enhanced to its present day glory.

Higham House is positioned at the head of a long drive and is surrounded by its extensive gardens and grounds. Its elevated setting commands views over the wonderful Sussex countryside.







It is constructed of rendered brick under a tile roof with accommodation arranged over three floors and extending to over 16,000 sq. ft.

The house has been comprehensively refurbished and remodelled since being purchased in 2000. There is an excellent blend of modern and traditional, as it retains its wonderful elegant reception rooms while combining a more recent extension designed for modern day living. There are five reception rooms arranged around an inner hall, providing the formal space suitable for entertaining. The modern extension is nothing short of spectacular, with a 12m indoor swimming pool complex overlooked by the 55 foot kitchen/breakfast room and library of similar size.

The first floor accommodation is equally well proportioned and accessed via an impressive cantilevered staircase rising from the reception hall to the galleried first floor landing. There is a generous principle bedroom suite comprising bedroom, two dressing rooms and two bathrooms. There are four further bedrooms and three further bathrooms on the first floor, with a further bedroom and bathroom on the second floor. The laundry room is conveniently positioned on the first floor. There is plenty of storage space available including an attic room on the third floor. The arrangement of the accommodation is versatile and the second floor accommodation could easily be arranged as a separate self-contained flat.





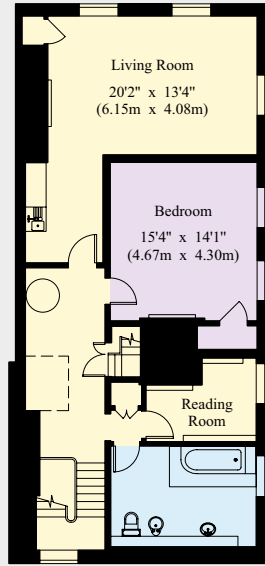




Approximate Gross Internal Floor Area
Higham House: 1509.1 sq.m (16,243 sq.ft.)
Garage: 51.5 sq.m (554 sq.ft.)

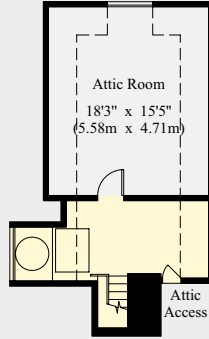
This plan is for guidance only and must not be relied upon
as a statement of fact. Attention is drawn to the Important
Notice on the last page of the text of the Particulars.



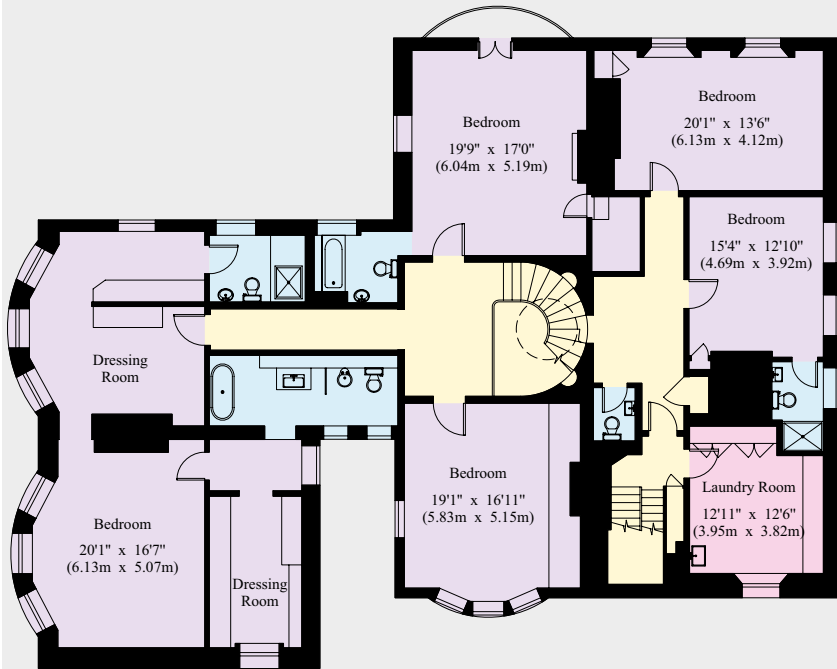
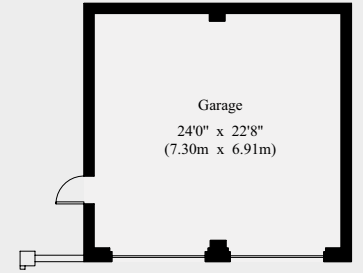


Second Floor

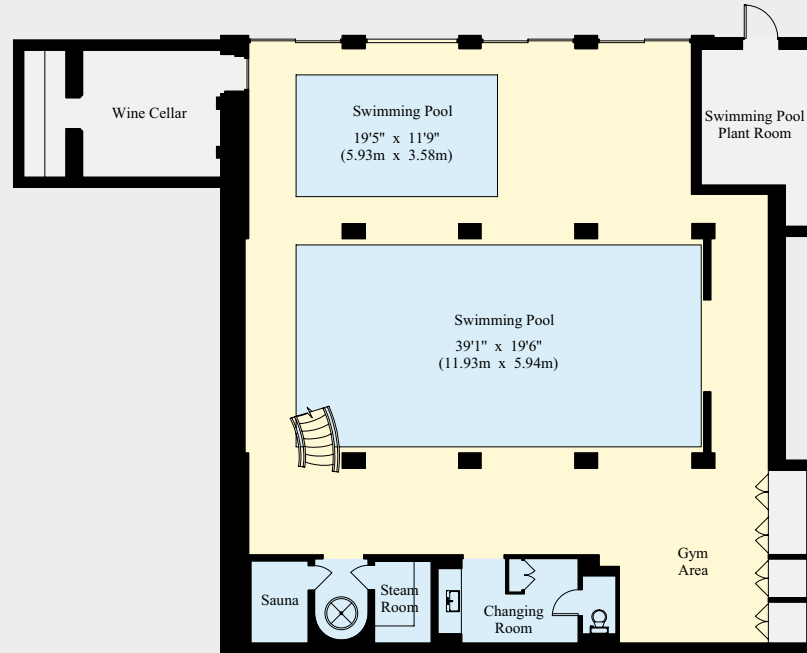
----- Restricted Height



Third Floor



First Floor



Lower Ground Floor

Guest House

The guest house is constructed of rendered brick under a tile roof, in a similar fashion to the main house. This has also been subject to extensive refurbishment and has accommodation arranged over two floors extending to 2,227 sq. ft. The accommodation includes a sitting room, dining room, study, kitchen and utility room on the ground floor and three bedrooms, two bathrooms on the first floor.

Outbuildings

Further to the west of the house and accessed via a spur off the main drive, are a series of outbuildings including a garage block constructed of rendered brick under a slate roof with space for three cars. Moving further west creating a courtyard are further substantial outbuildings including garaging for four cars, a workshop and a staff room.

Gardens and grounds

The gardens and grounds are an important feature of the property and compliment the house providing a wonderful setting and creating a high degree of privacy and protection. There are some wonderful features within the gardens and grounds, including the formal lawns, a stunning Italian garden, a water garden and a substantial kitchen garden. Extending beyond the formal gardens, predominately to the east and west are paddocks and woodland, providing the most stunning rural setting. In all the gardens and grounds extend to 70.37 acres,

Services

Mains electricity, water, private drainage. Oil fired central heating.

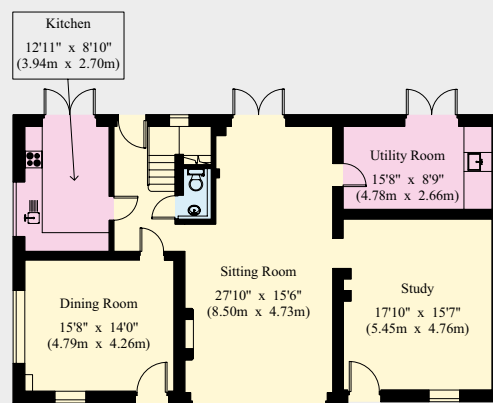
EPC

Higham House – E
Guest House – E

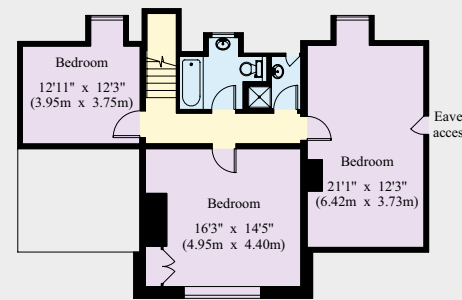


Guest House

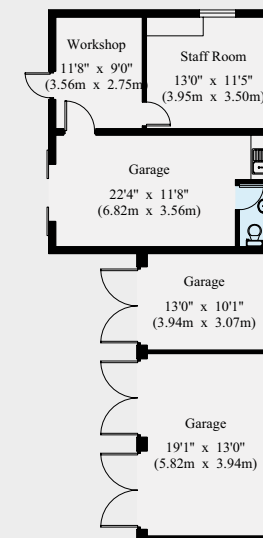
Approximate Gross Internal Floor Area
Guest House: 206.9 sq.m (2,227 sq.ft.)
Outbuilding: 88.2 sq.m (949 sq.ft.)



Ground Floor



First Floor





Local authority

Rother District Council – 01424 787878

Directions (TN32 5PT)

From London take the M25 junction 5 and join the A21 south signposted Tunbridge Wells and Hastings. Continue along the A21 bypassing Tunbridge Wells and continue through the village of Hurst Green. Take the turning on the left signposted Bodiam. Continue for approximately ¼ mile

and take the turning on the right hand side signposted Salehurst. Continue for ½ mile and take the right hand turning signposted Salehurst and Robertsbridge and the entrance to Higham House will be found immediately on the left hand side.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."



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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.

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