



Gamons, Town Row Green, Rotherfield, East Sussex

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# A beautifully presented country house complete with a swimming pool, tennis court, glorious gardens and grounds and **within an Area of Outstanding Natural Beauty.**

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## Summary of accommodation

### Ground Floor

Reception hall | Drawing room with minstrels gallery | Dining room  
Study/snug | Kitchen/breakfast room | Utility room | Downstairs WC  
Cellar

### First Floor

Principal bedroom with en suite bathroom | Two further bedrooms  
Family bathroom

### Second Floor

Two further bedrooms | Family bathroom | Walk in wardrobe

Approximately 3,846 sq ft

### Outside

Triple garage block | Media room with bathroom | Multiple stores  
Pool house | Swimming pool | Tennis court

Mature gardens and grounds

In all about 3.08 acres

## Distances

Rotherfield 1 mile, Crowborough (Jarvis Brook) 2.5 miles (1h 9 minutes to London Bridge), Royal Tunbridge Wells 6.7 miles, Central London 50 miles

(All distances and times are approximate)



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## Situation

Gamons is situated in a rural location on the outskirts of Rotherfield, approximately one mile from the village which offers a range of local shops and parish church. More extensive shopping and recreational facilities can be found in the nearby towns of Crowborough and Tunbridge Wells.

The area has excellent road and rail links with the A267 connecting to the A21 which provides links to the south coast and with the M25 which provide easy access to London, and Heathrow and Gatwick international airports as well as linking to the Channel Tunnel. Mainline rail services to London Bridge, Waterloo and Charing Cross operate from Crowborough (2.5 miles), and Tunbridge Wells (6.9 miles) stations.

There are a number of well-regarded schools in the area in both the state and private sectors including Mayfield Primary and Mayfield School for Girls, The Beacon, Holmewood House Preparatory, Tonbridge, Sevenoaks Eastbourne and Benenden.

Sporting and recreational interests in the area are well served including golf at Ticehurst, Lamberhurst, Rotherfield, Tunbridge Wells and the Royal Ashdown at Forest Row, Racing at Lingfield, Plumpton and Brighton, sailing and water sports at nearby Bewl Water and on the south coast.





## Gamons

Gamons is an attractive country house surrounded by beautiful gardens and grounds. Gamons, is believed to date from 1947, and is built in the Sussex vernacular style with mellow brick and part tile hung roof. Stepping in through the wooden panelled entrance door you are greeted by the charming entrance hall.

The accommodation extends to over 3,800 sq ft arranged over three floors, and offers a great balance between formal and informal living.

The main reception rooms are accessed off the reception hall and comprise a double aspect dining room with doors leading out to the rear terrace, a very impressive double height drawing room with a full height window complete with minstrels gallery, which is accessed via the first floor.

There is also a study/snug room. The rooms have many interesting period features including exposed beams throughout, large fireplaces, and oak parquet flooring.

The bespoke kitchen/breakfast room is well equipped with a central work island, Neff fitted appliances and a gas AGA. Also on the ground floor is the utility and downstairs WC, and access to the lower ground floor plant room.

The first and second floors have excellent bedroom accommodation with a generous principal bedroom and en suite bathroom. The bedroom enjoys glorious views over the gardens and grounds. There are four further bedrooms, all of a consistently good size and two family bathrooms. There is also a bedroom currently adapted as a large walk in wardrobe.







## Gardens and Grounds

Gamons is approached via a gate that is flanked by hedges and trees and a gravel drive that leads to the large parking area by the main house, and the triple garage building, with a media room and bathroom above.

Sitting within the High Weald Area of Outstanding Natural Beauty the gardens and grounds are an important feature of Gamons and form the most delightful and tranquil setting, complementing the house extremely well.

Gamons enjoys a stunning well-maintained garden with many established specimen trees, shrub and flower beds, and orchard. The gardens encircle the property and include a swimming pool, pool house, and tennis court. There is also a paved terrace area at the rear of the property, enjoying beautiful views over the gardens and provides an excellent setting for al fresco dining. In all the gardens and grounds extend to approximately 3.08 acres.







**Approximate Gross Internal Floor Area**

House: 357.3 sq m / 3846 sq ft

Outbuildings: 124.9 sq m / 1344 sq ft

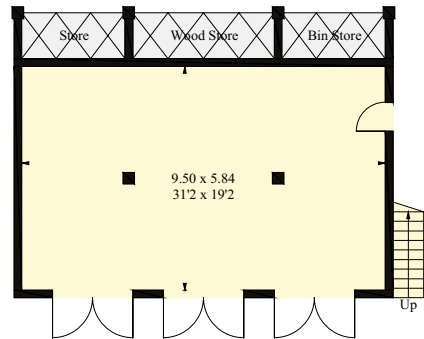
Total: 482.2 sq m / 5190 sq ft

(Excluding Void / Including Garage)

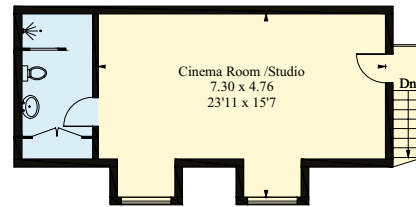
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



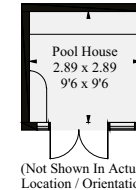
**Ground Floor (Outbuilding)**  
(Not Shown In Actual Location / Orientation)



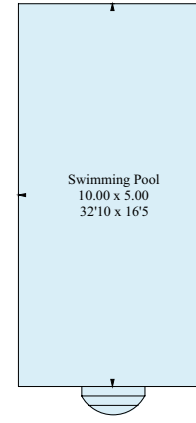
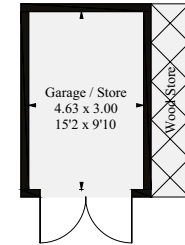
**First Floor (Outbuilding)**  
(Not Shown In Actual Location / Orientation)



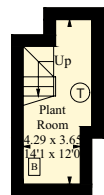
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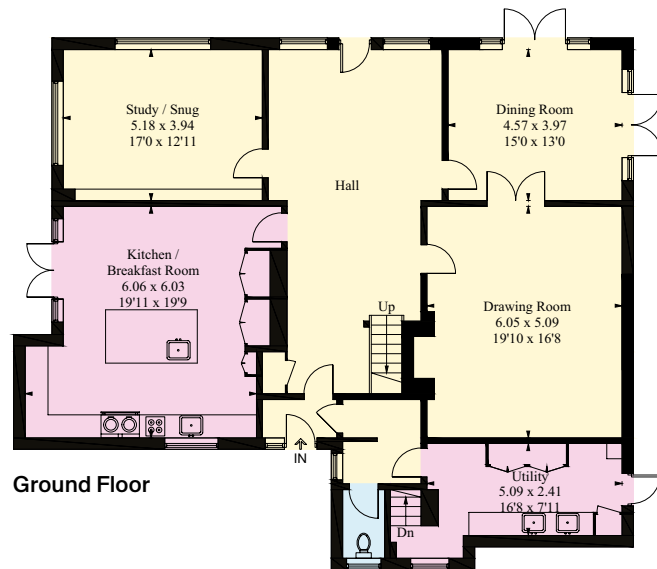
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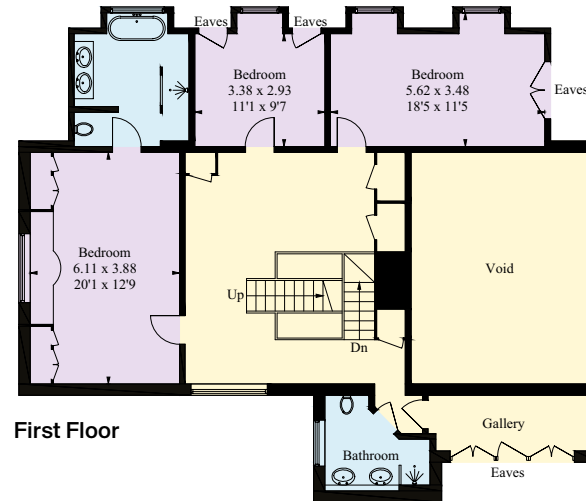
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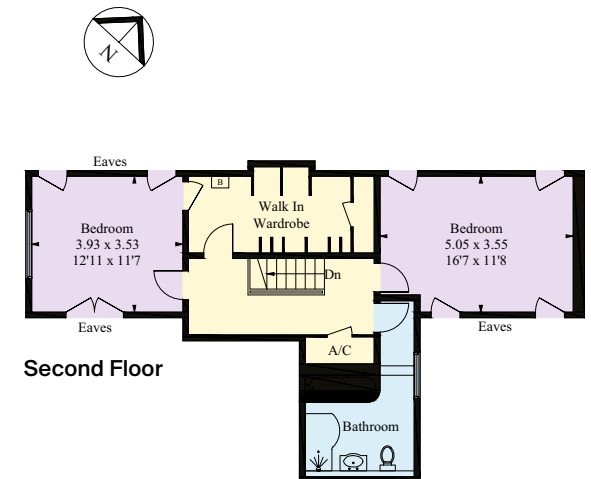
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**



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## Services

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

## Directions (Postcode TN6 3QX)

what3words: whizzed.posed.pheasants

From Tunbridge Wells proceed south on the A267 to Mark Cross and turn right on the B2100. Continue down the hill for just over 1 mile and turn right just before the old railway bridge into Spout Hill. Continue up the hill until it becomes Town Row Green. Leave the Green on your left and, in all after about ½ a mile, the entrance drive to Gamons will be found on the right-hand side.

## Property Information

Tenure: Freehold

Local Authority: Wealden District Council: 01892 653311

Council Tax: TBC

EPC: F

