

Ashlands

Burwash, Etchingham, East Sussex







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A striking Gothic Victorian family home with extensive secondary accommodation and outbuildings surrounded by gardens and grounds that provide the most superb views.

Etchingam 3.2 miles (London Charing Cross 1 hour 16 minutes) Royal Tunbridge Wells 13.8 miles
Central London 63 miles (All distances and times are approximate)

Porch | Reception Hall | Drawing Room | Dining Room | Sitting Room | Study | Kitchen/Breakfast Room
Secondary Kitchen | Utility Room | Vast Cellar with multiple rooms

Principal suite with bathroom | two further bedrooms with en suite interconnecting bathroom
Six additional bedrooms | two further bathrooms | large attic space

Approximately 6,461 sq ft (main house)

Coach House: Dining Room | Sitting Room | Kitchen

Principal bedroom with en suite bathroom | Four further bedrooms | Two further bathrooms

Approximately 1,937 sq ft

Hayloft/Garage Building: Self-contained one bedroom flat with living room and bathroom
Multiple garages | Games Room

Approximately 1,409 sq ft

Heated Swimming Pool and Hot Tub | Beautiful gardens and grounds

In all about 7.76 acres

Approximately 9,807 sq ft (including all outbuildings)

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Situation

Located on the outskirts, and within walking distance of the pretty and historic village of Burwash, which is well known for its tree-lined high street and attractive period buildings. Burwash is located at the heart of the High Weald Area of Outstanding Natural Beauty and is a thriving and well served village with a post office, local shops, church, doctors surgery, tea room, two public houses, traditional butchers, primary school, cricket and tennis club and petrol station. More extensive shopping facilities can be found in the nearby towns of Royal Tunbridge Wells, Wadhurst and Heathfield.

The area has excellent road and rail links from the A21 at Hurst Green 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, Charing Cross and Cannon Street operate from Etchingham (3.2 miles) and Tunbridge Wells (13.4 miles) stations.

Burwash has its own small primary school, judged as Outstanding by Ofsted, Mayfield and Vinehall secondary schools are nearby. There are also many excellent independent schools in the area: Benenden School, Holmewood House School, Marlborough House, Tonbridge School, Brambletye School and Eastbourne College.

There are numerous sporting and recreational interests in the area including golf at Dale Hill, Piltdown, and Crowborough Beacon. Sailing and boating at Bewl Water, and the South Coast centres such as Brighton Marina, Eastbourne, and Hastings. Opera at Glyndebourne. Horse racing is at Goodwood, Lingfield and Brighton. Motor racing can also be found at Goodwood. There is an abundance of country walks and riding to be had in the surrounding area utilising the extensive public foot and bridlepaths.





Ashlands

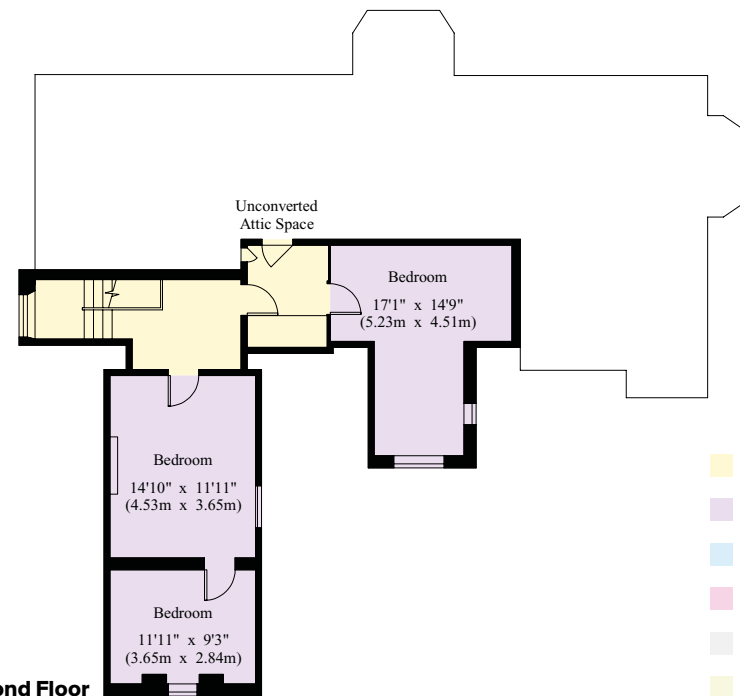
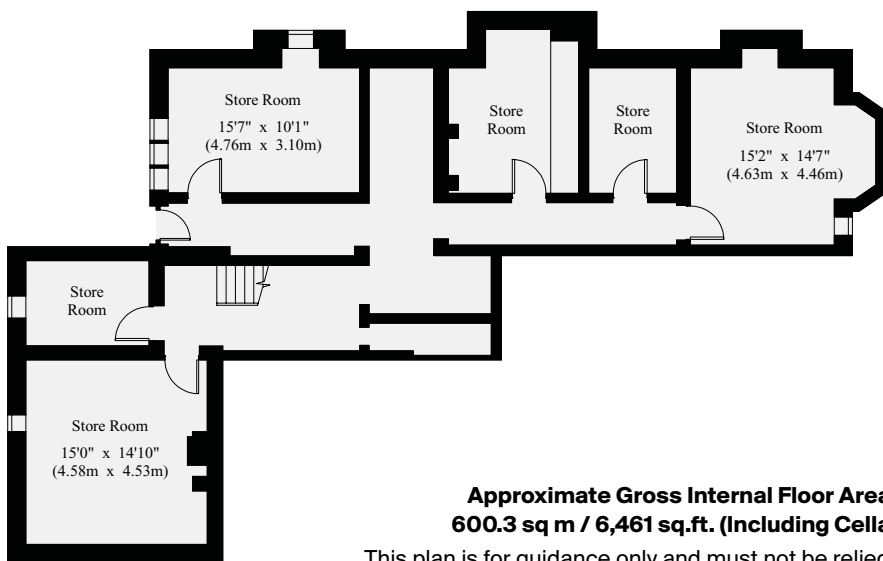
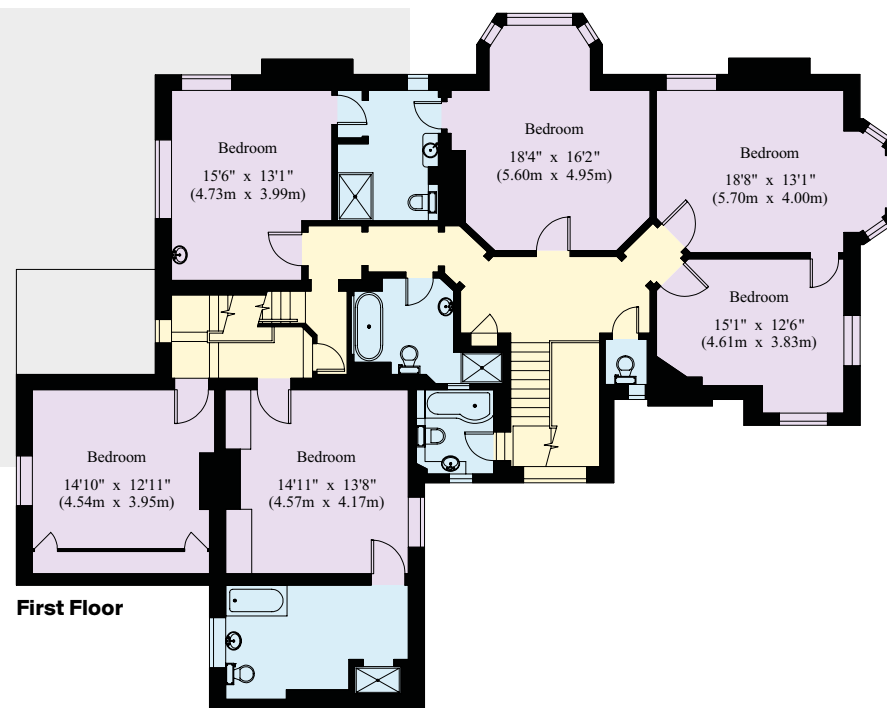
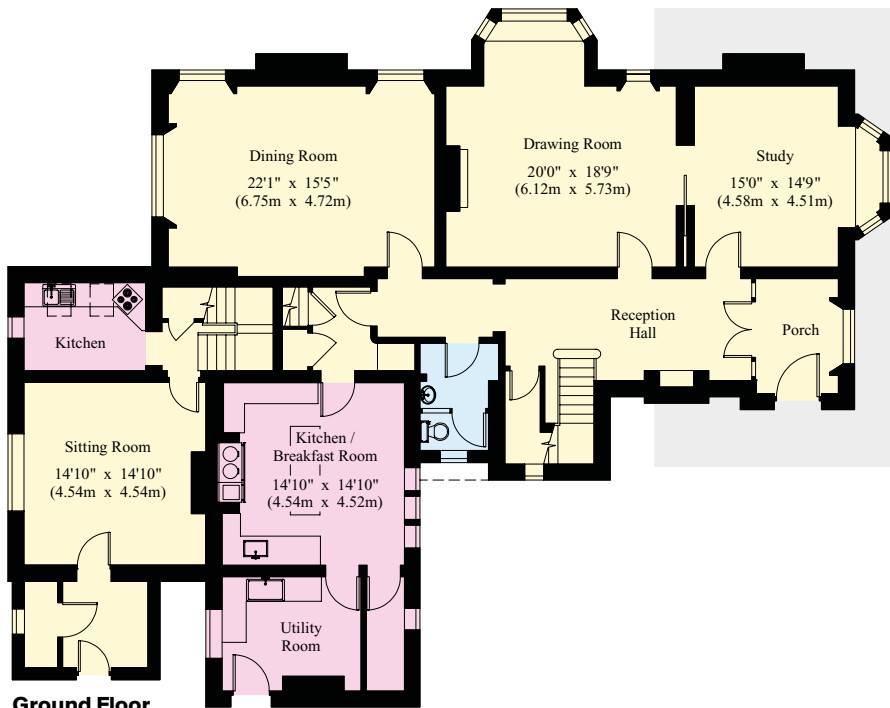
Situated at the head of a long driveway, Ashlands is a striking Gothic Victorian house surrounded by beautiful gardens and grounds that provide the most stunning views, as well as looking down onto the National Trust owned Batemans, the former home of Rudyard Kipling .

Ashlands is believed to date back to 1852, constructed of stone under a tile hung roof. The accommodation extends to over 6,000 sq ft arranged over three floors, the space is well balanced between formal and informal living, the rooms are light and airy with impressive ceiling heights, ideal for entertaining, as well as less formal rooms.

The reception rooms are accessed off the large hallway. The drawing room provides glorious views and French windows that lead into the garden. Beyond the drawing room is where the kitchen is which is well equipped with a central work island and oil-fired Aga. Also on the ground floor is the secondary kitchen and utility room. The stairs next to the kitchen lead down to the vast cellar, that provides extremely versatile space with the possibility to extend the property massively.

The first floor is well served with accommodation, with a good-sized master bedroom suite complete with a bathroom. There are five further bedrooms on the first floor. Accessed off the first floor is a self-contained annexe complete with two bedrooms, large bathroom, kitchen and sitting room. The second floor currently provides three further bedrooms and a large unconverted attic space that could be used for a number of uses.





**Approximate Gross Internal Floor Area
600.3 sq m / 6,461 sq.ft. (Including Cellar)**

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



The Coach House



The Coach House



The Coach House

The Coach House

The Coach House, positioned to the east of the main house, originally the stable boys flat and still complete with the original fire place, the current owners have extended the property extensively and it now provides ample living space with five bedrooms and over 1,900 sq ft of accommodation on two floors.

The coach house has been run for the last 21 years as a very successful holiday rental business. The business is available to be purchased by separate negotiation.

The Hayloft and Garage

Adjacent to the Coach House is the Hayloft and garaging, which was built by the current owners in 2005. On the ground floor is the extensive indoor garaging complex which can easily accommodate four cars. Above the garaging is the self-sufficient Hayloft apartment complete with one bedroom and bathroom, kitchen and living room. The Hayloft is included in the holiday letting business.

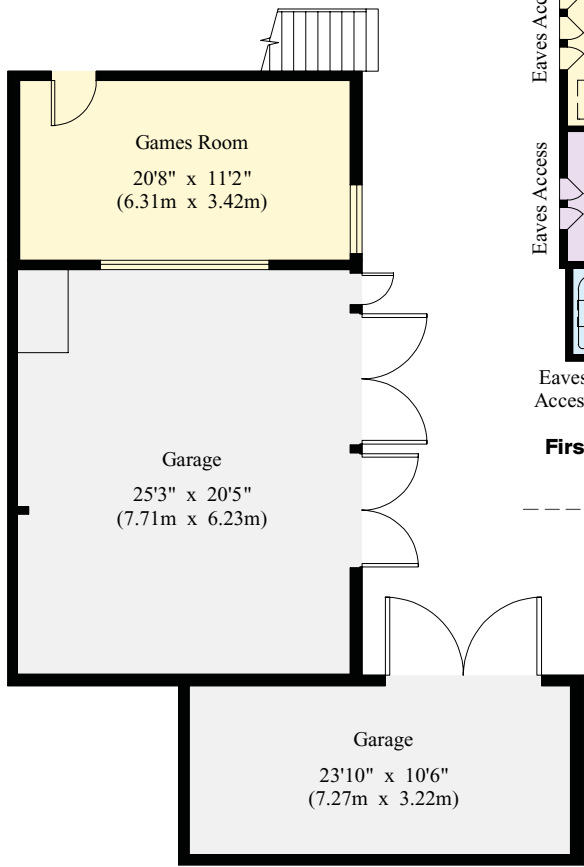


The Hayloft

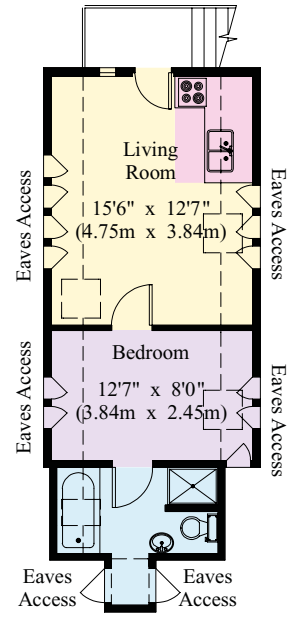


The Hayloft

Garage Building



Ground Floor



First Floor

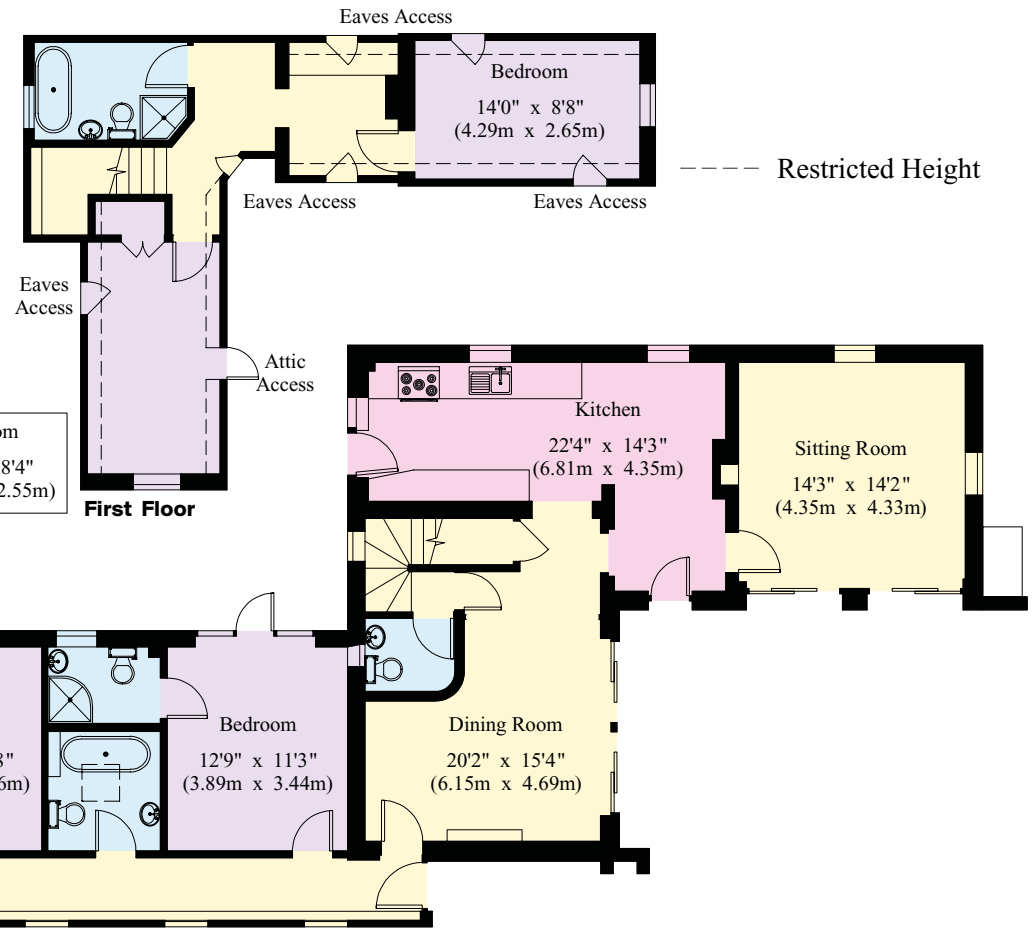
----- Restricted Height

Approximate Gross Internal Floor Area
The Coach House: 180.0 sq m / 1,937 sq.ft.
Garage Building: 130.9 sq m / 1,409 sq.ft.

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The Coach House



First Floor

Ground Floor



Gardens and grounds

Sitting within the High Weald Area of Outstanding Natural Beauty the gardens and grounds are an important feature of Ashlands and form the most delightful and tranquil setting, complementing the house extremely well. The gardens encircle the property and include a heated swimming pool and hot tub.

Services

Oil fired central heating, mains electricity and water.
Private drainage.





Local authority

Rother District Council

Tel. 01424 78 78 78

Directions (TN19 7HS)

From London and the north, take the M25 and proceed southwards on the A21 as far as Hurst Green, here turning right onto the A265 (towards Etchingham and Burwash). Proceed through Etchingham and Burwash, turning left on Spring Lane and the destination will be found after a short distance on your left hand side.

Viewing

Strictly by appointment only with the sole selling agents
Knight Frank LLP.



Connecting people & property, perfectly.

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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