



**Stone Cottage
Blackham
East Sussex**





Stone Cottage, Blackham, East Sussex.



A wonderful family house, offering beautifully presented and well balanced accommodation, set in an attractive rural setting with lovely views over its own gardens, paddock and extensive woodland. In all about 11.7 acres.

Ashurst station 1.3 miles (London Bridge 57 minutes).
Groombridge 4.5 miles. Langton Green 4 miles. Tunbridge Wells station 6.5 miles (London Bridge from 44 minutes).
Hildenborough station 8.8 miles (London Bridge from 33 minutes). Tonbridge station 9.4 miles (London Bridge from 32 minutes). Gatwick airport 17 miles. London 34 miles.

(All times and distances approximate)





The Property

Stone Cottage was built in 1996 and offers well balanced and beautifully presented accommodation with attractive wooden window shutters to most rooms. On entering the the house, the front door leads into a large entrance/dining hall with wooden flooring and magnificent double doors with stained glass leading through to the sitting room. The impressive formal drawing room has a feature fireplace and is open plan to a snug area. Two sets of double doors open out to the side terrace creating a fantastic entertaining space. The attractive kitchen/breakfast room is at the rear of the house and has a tiled floor, a range of fitted wall and base units and a Butler's sink. Off the kitchen there is a utility room with a back door leading out to the rear terrace and gardens. The kitchen is open plan to the sitting room which has wood panelling and a window to the front.

On the first floor, the landing provides access to the five bedrooms and family bathroom. The principal bedroom is double aspect and has wooden flooring, fitted wardrobes and an en suite shower room. The guest bedroom also has an en suite shower room and walk-in wardrobe/dressing area.

Gardens and Grounds

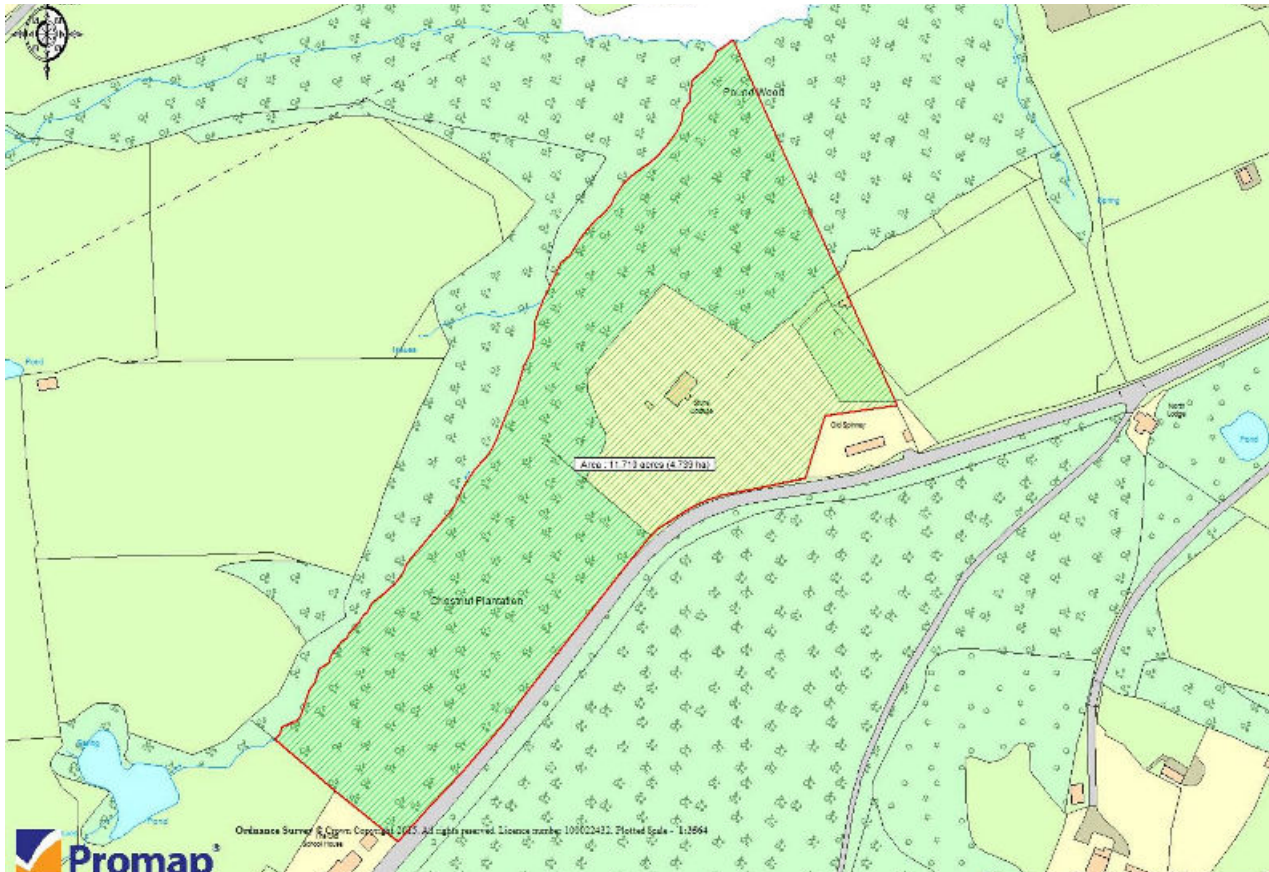
The house is approached via an electronically operated gated entrance over a sweeping gravel driveway leading to the front of the property with a parking area and attached double garage. To the rear of the garage there is room currently used as a gym and sauna with double doors and a window to the rear.

The beautiful gardens and grounds include formal lawned areas, various seating/entertaining areas, brick oven and built-in BBQ and a pond feature to the rear of the house. The gardens lead on to a paddock and extensive woodland and in all the property extends to about 11.7 acres.

Services

Mains water and electricity. Oil central heating. Private drainage.





Situation

Stone Cottage is located in a private position near the village of Groombridge which has a village shop, amenities and pubs. Tunbridge Wells is just over 7 miles away with a comprehensive range of shopping, recreational and cultural facilities. Communications in the area are good with access to major road and rail routes and mainline stations at Hildenborough, Tonbridge and Tunbridge Wells offering regular services to London. There is an excellent choice of schools in the area in both the state and private sectors including Holmewood House Preparatory School at Langton Green, Cumnor House at Danehill, Tonbridge School and The Judd School at Tonbridge, The Skinners' School at Tunbridge Wells and Sevenoaks School. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge. Leisure activities in the area include riding and walking in the surrounding countryside; local rugby and cricket clubs; golf at Royal Ashdown, Piltdown, The East Sussex National, Lingfield, Holtye and Sweetwoods; motor sports at Brands Hatch; sailing and water sports at Bewl Water and on the south coast.

Local Authority

Wealden District Council, Tel. 01892 653311.

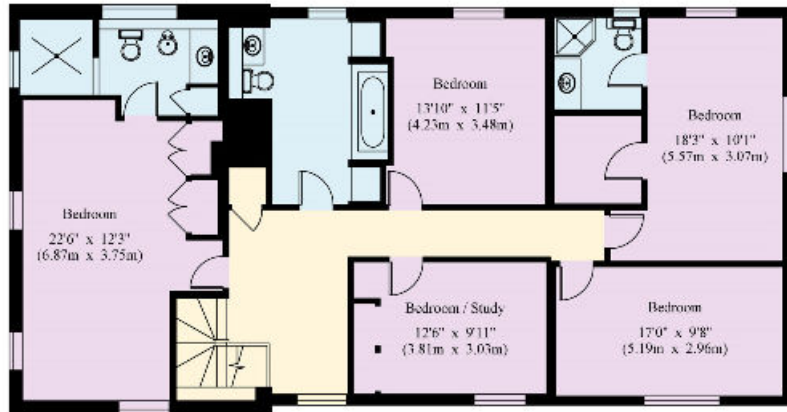
Tenure

Freehold.

Directions (TN3 9TY)

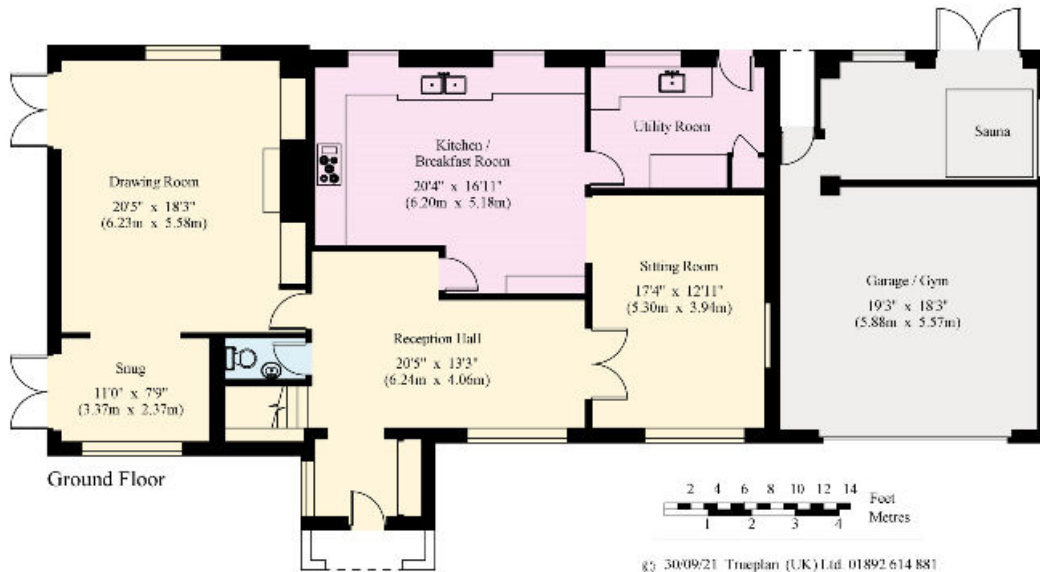
From Tunbridge Wells proceed west on the A264 to Langton Green. Continue through Langton Green, past The Hare pub on your right, and take the next turning on the right after 500 metres (staying on the A264 signed to East Grinstead). Continue on this road, passing Ashurst station on the left, and proceed under the railway bridge. Approximately 1 mile further on, the entrance driveway to Stone Cottage will be on the right hand side.



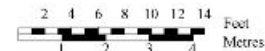


First Floor

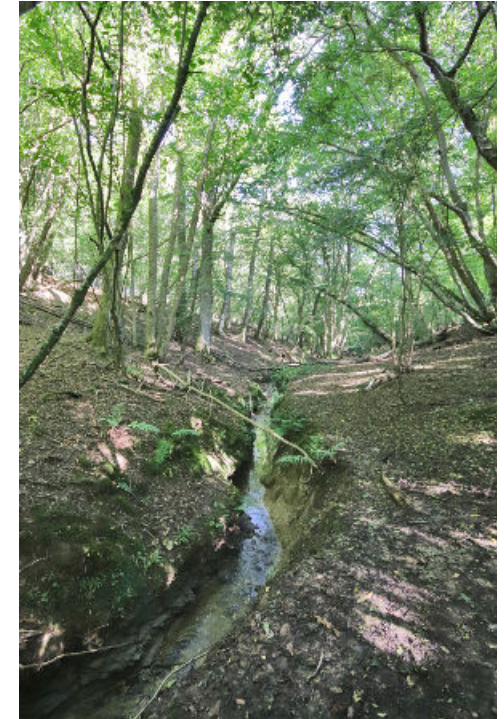
Approximate Gross Internal Floor Area
House: 292.8 sq.m. / 3151 sq.ft.
Garage: 48.7 sq.ft. / 524 sq.ft.
TOTAL: 341.5 sq.m. / 3675 sq.ft.



Ground Floor



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Particulars dated October 2021. Photographs and videos dated October 2021. Our ref. SPB/I:1106453.

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