



Sheepwash Farm  
Blackboys  
East Sussex









## Sheepwash Farm, Sheepwash Lane, Blackboys, TN22 4HA.



Sheepwash Farm is an attractive unlisted, beautifully presented and substantial country home, located in a wonderful rural setting, with fabulous gardens and grounds, tennis court, detached double garage, stabling, paddocks and woodland. In all about 8.5 acres.

Buxted station 3.7 miles (London Bridge from 68 minutes).  
 Uckfield station 5 miles (London Bridge from 72 minutes).  
 Heathfield 4 miles. Mayfield 6.5 miles. Lewes 11.8 miles.  
 Tunbridge Wells 13.5 miles (London Bridge from 42 minutes).  
 Brighton 21 miles. Gatwick airport 26 miles. M25 - 28 miles.  
 London 55 miles.

(All times and distances approximate)









## The Property

Sheepwash Farm is an attractive and substantial unlisted country home of brick construction with part weather board clad upper elevations under a tiled roof. Internally, the property offers beautifully presented, light and spacious accommodation with two of the reception rooms opening out to the wonderful gardens.

Features of the accommodation include a triple aspect drawing room with brick fireplace, exposed ceiling timbers, bay window and doors opening out onto the rear terrace and gardens. At the front of the property there is a sitting room with a brick fireplace, and a double aspect study with exposed timbers and a door to the side.

To the rear, the dining room has wooden flooring, a bay window and French doors to the rear terrace and gardens. From the dining room, double doors lead through to the kitchen/breakfast room which has tiled flooring, a range of units with integrated appliances and a door to the rear.

On the first floor, the landing gives access to the six bedrooms, two of which have en suite bathrooms, and a family bathroom.

## Gardens and Grounds

The property is situated at the end of a private road and accessed via a gated entrance over an initially shared driveway and then a private gravel driveway leading to the parking area and detached brick built double garage with pitched roof. A brick path leads to the covered porch and front door, passing the front lawn and flower borders.

The beautifully maintained gardens surrounding the property are a particular feature and include a fenced tennis court, rose garden, well stocked flower borders and a multitude of mature trees, shrubs and plants. At the rear of the house there is a large brick/Indian sandstone paved terrace which leads onto the formal lawn. Beyond the formal gardens there is a hedged kitchen garden.

To the rear of the garage there is a stable building which comprise two stable boxes, a tack room and barn. There is also a small lake, an area of woodland and paddocks. NB: A public footpath runs along the driveway, behind the tennis court and stable block, and up the hill. In all the property extends to about 8.5 acres.



## Services

Mains water and electricity. Oil heating. Private drainage.









## Situation

The property is located in a lovely rural position, in an Area of Outstanding Natural Beauty, close to Buxted and Uckfield mainline stations. The village of Blackboys has a primary school and a well known and established public house - The Blackboys Inn. Uckfield, Heathfield, Tunbridge Wells and the historic county town of Lewes all provide a good range of shopping, leisure and commercial amenities. The A23 to the west of Haywards Heath provides access to Brighton, Gatwick airport, the M25 and national motorway network.

There is a good choice of schooling in the area in both the state and private sectors including Skippers Hill Preparatory School in Five Ashes, Cumnor House Preparatory School in Danehill, Mayfield School, Bede's School in Upper Dicker, and Eastbourne College.

Leisure amenities in the area include golf at a number of interesting courses in the vicinity including Dewlands Manor and the East Sussex National; local rugby, tennis and cricket clubs; walking and riding in the surrounding countryside; sailing and water sports on the south coast.

## Local Authority

Wealden District Council, Tel. 01892 653311.

## Tenure

Freehold.

## Directions (TN22 4HA)

From Tunbridge Wells, proceed in a southerly direction on the A267 towards Eastbourne for approximately 12.5 miles, passing through Frant and Mark Cross, along the Mayfield by-pass and through Five Ashes. Turn right onto the B2102 Mayfield Road (signposted to Lewes). At the end of Mayfield Road, turn right to remain on the B2101. After 0.9 of a mile, turn right onto Sheepwash Lane. Continue for 0.4 of a mile and the driveway entrance to Sheepwash Farm will be found on the right hand side by the white picket fencing.

















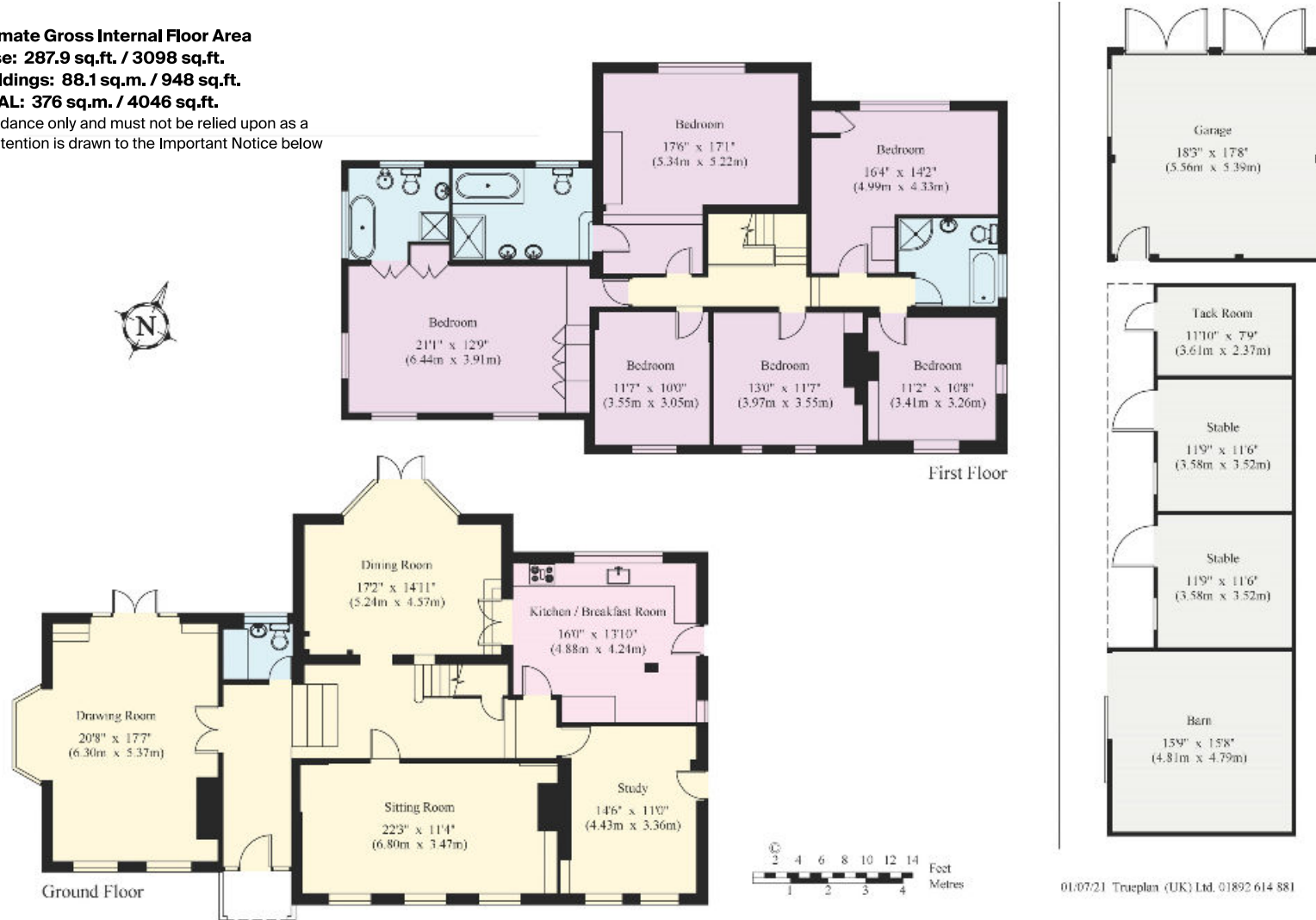
**Approximate Gross Internal Floor Area**

**House: 287.9 sq.ft. / 3098 sq.ft.**

**Outbuildings: 88.1 sq.m. / 948 sq.ft.**

**TOTAL: 376 sq.m. / 4046 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 below



**Knight Frank**  
 Tunbridge Wells  
 47 High Street  
 Tunbridge Wells  
 TN1 1XL

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**Simon Biddulph**  
 01892 515 035  
[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)

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