

Broomden, Ticehurst, East Sussex





Broomden, Vineyard Lane, Ticehurst, East Sussex

An extremely attractive Grade II listed family house, located close to Bewl Water and providing well-proportioned and characterful accommodation. The house sits within stunning gardens and grounds and enjoys wonderful views over the surrounding countryside.

Stonegate station 2.7 miles (London Bridge from 65 minutes). A21 (Flimwell) 2.8 miles. Etchingham station 5 miles (London Bridge from 70 minutes). Wadhurst station 4.4 miles (London Bridge from 55 minutes). Tunbridge Wells 9.9 miles (London Bridge from 46 minutes). Rye 19.5 miles. Gatwick airport 31 miles. London 51 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Rother District Council, Tel. 01424 787878

Council tax band: G

Services: Mains water, gas and electricity. Gas fired heating. Private drainage.



The property provides excellent family accommodation with views over the fabulous gardens and surrounding countryside.



The Property

Broomden is a wonderful and most attractive Grade II listed country property believed to date back to the 18th century with later additions. The property is constructed of red brick with tile hung upper elevations and offers excellent family accommodation with a wealth of character features including exposed beams and fireplaces as well as beautiful gardens and grounds.

Internally, the well-proportioned accommodation includes a spacious drawing room with an inglenook fireplace and two large bay windows overlooking the gardens. There is also a second reception room (currently used as a study) and a large conservatory with double doors opening out to the paved terrace and gardens. The lovely country style kitchen/breakfast room is triple aspect and has a range of fitted cupboards, Aga cooker, space for a dining table and a door leading out to the gardens.

On the first floor, the landing gives access to the family bathroom and four good sized bedrooms, one of which has an en suite shower room. There is also an en suite dressing room off one of the bedrooms which could be used as a nursery if required.



Gardens and Grounds

The house is approached over an initially shared driveway, which becomes a private driveway leading to the detached timber built garage and house. The fantastic gardens and grounds surrounding the house are a particular feature. They are beautifully maintained and enjoy stunning views over the surrounding countryside.

The gardens are mainly laid to lawn with a multitude of mature trees, shrubs and plants and include a substantial paved terrace which is ideal for al fresco dining. There are formal areas with a delightful rose garden, a vegetable garden with greenhouse, detached timber built potting shed. The gardens also lead on to a paddock and in all the property extends to 3.25 acres.

Situation

The property is situated in a wonderful rural position, close to Bewl Water, between the sought-after villages of Wadhurst and Ticehurst. Wadhurst has recently been named by the Sunday Times as the 'Best Place to Live in the UK 2023' and is well served with shops and amenities for everyday needs as well as a mainline station providing an excellent commuter service to London. Ticehurst offers a good range of local amenities and shops including post office, village store, award winning public house, zero waste shop, parish church and village primary school. The pretty 16th century village of Mayfield is also nearby, as is Tunbridge Wells which provides a comprehensive range of shopping, recreational and cultural amenities as well as mainline station.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.

Leisure amenities in the area include golf at a number of courses such as Dale Hill at Ticehurst, The Nevill at Tunbridge Wells and the Royal Ashdown Forest in Forest Row; walking and riding in the surrounding countryside; sailing and water sports at nearby Bewl Water and on the south coast.

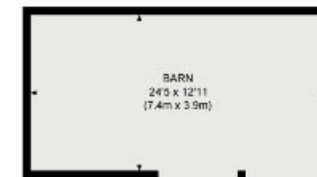
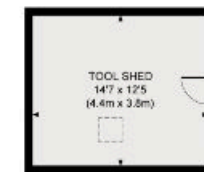
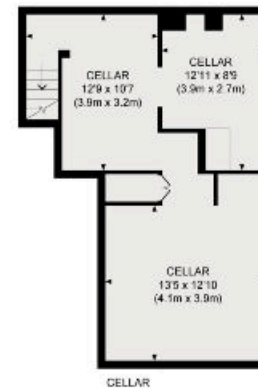
Directions (TN5 7LP)

From Tunbridge Wells, head south on Frant Road (A267) for 2.7 miles. Just after passing through Frant village, turn left onto Wadhurst Road B2099 (signposted Wadhurst and Ticehurst). Continue on the B2099 for 6.4 miles passing through Wadhurst village. Just after the turning for Stonegate on the right, turn left onto Burnt Lodge Lane. After 0.2 of a mile, turn right onto Vineyard Lane and the property will be found after a short distance on the left-hand side.





Approximate Gross Internal Floor Area
House: 288.8 sq m / 3109 sq ft
Outbuildings: 45.6 sq m / 491 sq m
TOTAL: 334.4 sq m / 3600 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.

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