

The Terrace House, Kidds Hill, Colemans Hatch, Hartfield, East Sussex



The Terrace House, Colemans Hatch, Hartfield

A grand family home forming the major portion of a country house, located in one of the most sought after locations near the Ashdown Forest. The property sits within its own 9.1 acres of land and provides well-proportioned accommodation with stunning views as well as a guest/staff flat, swimming pool, hard tennis court, excellent equestrian facilities and stables.

Hartfield 2.5 miles. Forest Row 2.4 miles. East Grinstead 6 miles. Tunbridge Wells 10.7 miles. Gatwick Airport 14.8 miles. London 39 miles. Cowden station 6.8 miles (London Bridge from 53 minutes). East Grinstead 5.4 miles (London Bridge from 55 minutes/Victoria from 57 minutes).
(All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel: 01892 653311

Council tax band: G

Services: Mains water and electricity. Oil-fired heating. Private drainage.







Well-proportioned accommodation with stunning views over the beautiful gardens and countryside beyond.

The Property

The Terrace House forms the major portion of an exceptionally handsome period country house known as Holly Hill. The unlisted manor house was built to exacting standards in 1886 with a brick and stone construction for the Jacobean style facade. The property occupies a remarkably private and elevated position to enjoy the far-reaching southerly views. It has been completely updated whilst retaining many period features and offers generous proportions and high ceilings providing the scale of a grand country house. The house offers in excess of 7,000 sq. ft. with a wealth of features including large sash windows, oak doors, intricate cornicing, wooden floors throughout, and notably impressive fireplaces. The magnificent reception hall, with wood panelling and parquet flooring, provides access to the principal reception rooms. To the front, the elegant drawing room and kitchen/breakfast room both enjoy picturesque views of the gardens and countryside beyond. The kitchen/breakfast room has a bespoke contemporary fitted kitchen with wall and base units, granite worktops, integrated appliances and walk-in larder. The dining room and family room are both located at the rear of the house.

On the first floor the principal bedroom suite has a beautifully appointed bathroom and walk-in wardrobe. There are three further bedrooms on this level, one with an en suite shower room, as well as a family bathroom. There is a further impressive bedroom suite on the second floor with en suite bathroom and walk-in wardrobe. Also on this level there is a study and a fabulous guest/staff flat which comprises a sitting room with balcony and kitchen area, a shower room and a bedroom.

Gardens and Grounds

The Terrace House is approached via wooden gates which sit at the end of a long drive that sweeps around an orchard and leads to the detached triple open-bay garage with attached garden store. The property occupies a fantastic elevated position and enjoys stunning views over Ashdown Forest. The wonderful, mature gardens and borders extend to just over 9 acres and provide a secluded and peaceful setting as well as a hard tennis court and swimming pool. The property also offers excellent equestrian facilities with paddocks and various outbuildings including numerous stables, tack and feed rooms and an open barn.









Situation

The property is located in a wonderful, elevated position with wonderful views over Ashdown Forest and within the High Weald Area of Outstanding Natural Beauty. The picturesque hamlet of Colemans Hatch has a parish church and popular local inn. The nearby sought-after village of Hartfield has a lovely sense of community and is well equipped for everyday needs including a store, primary school, nursery school, health centre, church, two public houses and the famous 'Pooh Corner' tea rooms, shop and museum. For more comprehensive facilities, the towns of East Grinstead and Royal Tunbridge Wells offer a wide range of shopping, recreational, educational and cultural amenities as well as railway stations with a regular service to London.

The area is well known for its excellent choice of schools including Brambletye in East Grinstead, Michael Hall Steiner Waldorf at Forest Row, Lingfield College, Worth School at Turners Hill, Cumnor House Sussex and Handcross Park School in Haywards Heath, Tonbridge School and the Schools at Somerhill in Tonbridge, Holmewood House Preparatory School in Langton Green, and Ardingly College.

Ashdown Forest, with its many scenic walks and Winnie the Pooh's 'Pooh Sticks Bridge' is on the doorstep. Recreational facilities include golf at the Royal Ashdown, Chartham Park, The East Sussex National and The Nevill. There is also sailing and fishing at Bewl Water, Weirwood Reservoirs and on the south coast.

Directions (TN7 4EP)

From Tunbridge Wells proceed out of town on the Langton Road (A264). Continue into Groombridge village and at the roundabout take the second exit (B2110). Stay on this road through Hartfield village and up the hill through Upper Hartfield. Turn left into Coach Road and then into Kidds Hill, and the entrance to Holly Hill is on the left-hand side. (NB: If you reach The Hatch Inn you have gone too far). Follow the driveway, bearing right through the orchard, to the entrance gates of The Terrace House.



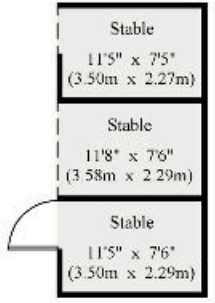
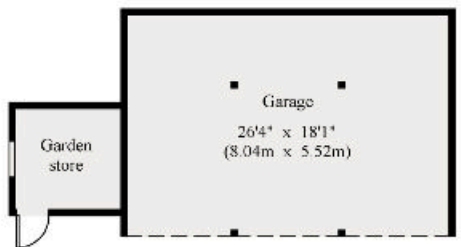
Approximate Gross Internal Floor Area

House: 693.8 sq m / 7468 sq ft

(including cellar & external stores)

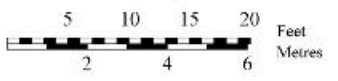
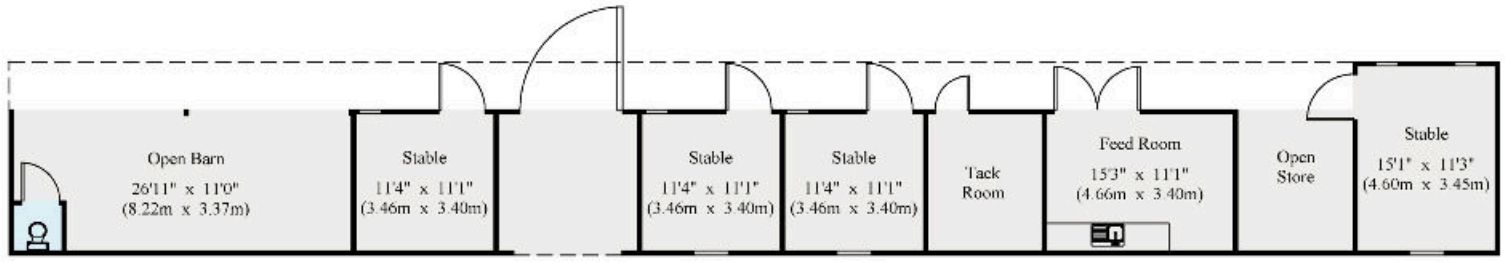
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Approximate Gross Internal Floor Area
Garage: 51.3 sq m / 552 sq ft
Old Stables: 24.8 sq m. / 266 sq ft.
Stable Yard: 130.1 q m / 1400 sq ft
TOTAL (outbuildings): 206.2 sq m / 2218 sq ft

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