

Blackham, Tunbridge Wells, East Sussex





# Lower Holywich Lodge Farm, Blackham

Lower Holywich Lodge Farm is a fabulous newly constructed detached house with stunning views over the surrounding countryside. The property offers substantial and flexible family accommodation, beautifully presented throughout, as well as gardens and grounds totalling just over 17 acres.

Ashurst station 2 miles (London Bridge 57 minutes). Langton Green 4.8 miles. East Grinstead 7 miles (London Bridge from 55 minutes). Tunbridge Wells 7.3 miles (London Bridge from 44 minutes). Tonbridge 10 miles (London Bridge from 32 minutes). Hildenborough station 11.7 miles (London Bridge from 33 minutes). Gatwick airport 15.8 miles. Brighton 30 miles. London 41 miles. (All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Wealden District Council, Tel. 01892 653311

**Council tax band:** F

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





The property provides flexible and beautifully presented family accommodation with stunning countryside views.

## The Property

Lower Holywich Lodge Farm is a fabulous modern detached family house with stunning views over the surrounding countryside. It was constructed by the current owners in 2022 to a very high specification and benefits from the balance of a 10 year Self Build Zone warranty. The substantial accommodation totals over 4000 sq ft and is beautifully presented throughout. The front door opens into a generous entrance hall with central staircase, marble floor and ground floor bathroom. The double aspect drawing room has windows to the front and side and a fabulous inglenook fireplace with integrated lighting and a wood burner. There is also a useful study/home office at the front of the house. To the rear, the impressive kitchen/family/dining room is a real feature of the house and has fantastic bi-fold doors opening to the rear terrace creating the perfect entertaining space and enjoying the stunning views over the garden and countryside beyond. The bespoke fitted kitchen includes a substantial central island with breakfast bar, marble wall tiling and flooring. Off the kitchen there is a useful boot/utility room with a door to the side.

On the first floor, the landing gives access to the five bedrooms and family bathroom. The principal bedroom suite is located at the rear of the property and benefits from an en suite dressing room and a well-appointed bathroom. The second bedroom also has an en suite walk-in wardrobe and shower room.

## Gardens and Grounds

The house is approached over a driveway leading to a parking area in front of the house and detached garage building providing an open garage and a beautifully appointed annexe. The annexe provides, on the ground floor, a kitchen/dining room with a range of fitted wall and base units and marble wall tiling. On the first floor there is a good sized bed/sitting room as well as a separate bedroom and a beautiful bathroom.

To the rear of the house there is a substantial paved terrace taking advantage of the stunning countryside views. The garden is laid to lawn with a multitude of mature trees and leads onto the fields and woodland. In all the property extends to 17.02 acres.





ANNEXE



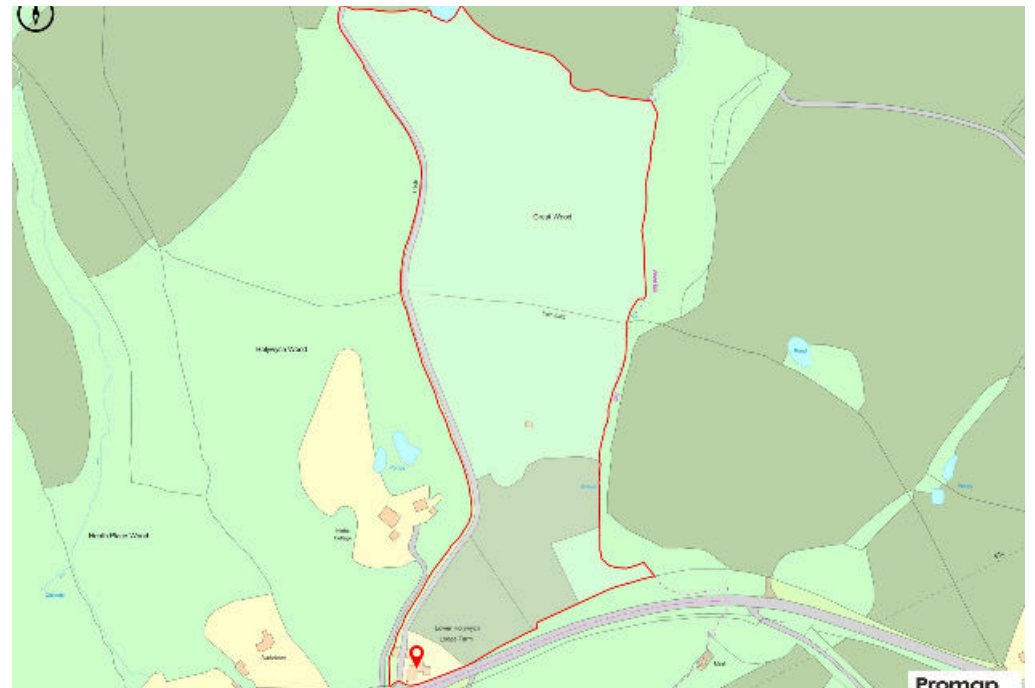
## Situation

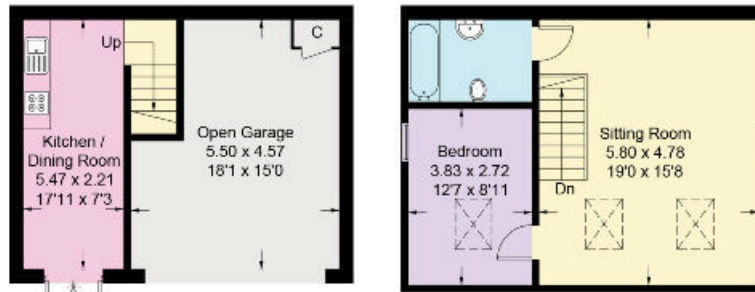
The property is set in a wonderful elevated position, within the Weald of Sussex Area of Outstanding Natural Beauty, and enjoys stunning views over the surrounding countryside. The nearby sought-after village of Hartfield has a lovely sense of community and is well equipped for everyday needs including a store, butcher, primary school, nursery school, doctors' surgery, church, two public houses and the famous 'Pooh Corner' tea rooms, shop and museum. A comprehensive range of facilities can be found in the village of Forest Row and the towns of East Grinstead and Tunbridge Wells which offer a wide range of shopping, recreational and educational amenities. Communications in the area are good with access to major road and rail routes and railway stations at Ashurst, East Grinstead, Hildenborough, Tonbridge and Tunbridge Wells offering regular services to London.

There is an excellent choice of schools in the area including Brambletye and Sackville School (East Grinstead), Michael Hall (Forest Row), Lingfield College, Worth School (Turners Hill), Cumnor House Sussex and Handcross Park School (Haywards Heath), Tonbridge School, Schools at Somerhill in Tonbridge, Holmewood House Preparatory School (Langton Green), and Ardingly College. There are grammar schools (girls and boys) in Tunbridge Wells and Tonbridge. Leisure activities in the area include riding and walking in nearby Ashdown Forest with its many scenic walks and Winnie the Pooh's famous 'Pooh Sticks Bridge'; tennis and cricket clubs in Hartfield; golf at Royal Ashdown, Chartham Park, Piltdown, The East Sussex National, Lingfield, Holtye and Sweetwoods; motor sports at Brands Hatch; sailing and water sports at Bewl Water, Weirwood Reservoir and on the south coast.

## Directions (TN3 9UA)

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. Continue on the A264 for approximately 2 miles and the entrance to Lower Holywiche Lodge Farm will be found on the right-hand side.





**Outbuilding-Ground Floor**  
(Not Shown In Actual Location / Orientation)

**Outbuilding-First Floor**

**Approximate Gross Internal Floor Area**  
**House: 317.5 sq m / 3417 sq ft**  
**Outbuilding: 59.4 sq m / 639 sq ft**  
**TOTAL: 376.9 sq m / 4056 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.



**Ground Floor**

**First Floor**

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