

Whippers in Cottage, Eridge Green, East Sussex





Whippers in Cottage, Eridge Park, Tunbridge Wells

A most attractive unlisted country house offering a perfect blend of period character with modern convenience, set in wonderful gardens with a detached home office/studio as well as garaging, paddocks and stables. The property is located in a wonderful rural setting within Eridge Park, yet close to local amenities.

Tunbridge Wells station 2.4 miles (London Bridge from 44 minutes). Rotherfield 3 miles. Eridge station 3.2 miles (London Bridge from 63 minutes). Crowborough 5.6 miles. Gatwick airport 24 miles. Brighton 32 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 and electricity. Oil-fired heating. Private drainage.





The Property

Whippers in Cottage is a most attractive, unlisted detached country house believed to date back to the 16th century with later additions. The property has been extended and refurbished by the current owners to a high standard and now offers well-proportioned and beautifully presented family accommodation incorporating a wonderful blend of period character with modern convenience.

The oak double front door opens into a reception hall giving access to the principal reception rooms. The wonderful triple aspect dining room has an impressive vaulted ceiling, windows to the front and side, and bi-fold doors opening onto the rear terrace and gardens. There is also a TV/family room which benefits from double doors leading out to the rear terrace.

At the front of the house, the spacious double aspect sitting room is full of character and includes a charming fireplace with brick surround and wood burner as well as a wealth of exposed beams. To the rear, the magnificent kitchen/breakfast room is a particular feature and has a range of bespoke wall and base units with quartz worktops, integrated appliances, a central island with a sink and hob and a useful walk-in pantry. Off the kitchen, there is a w.c. and utility room with a door to the rear.

On the first floor, the characterful landing has exposed timbers and gives access to the four bedrooms and family bathroom. The principal bedroom benefits from extensive fitted wardrobe cupboards and a beautifully appointed en suite shower room. To one end of the landing, stairs lead up to a further characterful bedroom on the second floor.











Gardens and Grounds

The house is approached over a long forest track leading to a five bar gated entrance opening onto a private gravel driveway leading to the detached single garage, triple open-bay garage and parking area. To the rear of the house there is an attractive paved terrace. The delightful gardens and grounds are a particular feature of the property and are divided into various sections which include lawned areas with formal flower beds, a rockery, pond, a pergola walk, various bridges and pathways. There is also a vegetable garden, small orchard and a chicken coop. The gardens are all secured with deer-proof fencing.

Adjacent to the house there is a detached brick outbuilding providing a greenhouse to one end and a home office/studio to the other with double doors opening onto a large decked terrace and the gardens. Beyond the gardens, there are two paddocks, one of which houses a field shelter and a detached stable building providing three stables and a hay store. In all the property extends to just under five acres.



Situation

The property is located in a wonderful semi-rural setting within Eridge Park (formerly part of the Abergavenny Estate) on the edge of Eridge Green in a convenient and accessible position for all local amenities. Tunbridge Wells station is approximately 2.4 miles away and provides a regular service to London Bridge from around 44 minutes. The historic village of Rotherfield offers a number of independent shops, village store and post office, primary school, doctors surgery, public houses and a church. Further amenities are available at Crowborough and the larger centre of Tunbridge Wells which offers a wide range of shopping, educational and leisure amenities. For the motorist, there is access onto a number of major road routes including the A26 and the A21 at Tunbridge Wells with its links to the M25 network, and the airports of Gatwick and Heathrow. There is a good choice of schooling in the area in both the state and private sectors. Leisure activities include riding and walking in the surrounding countryside and golf at a number of interesting courses in the vicinity including The Nevill in Tunbridge Wells, Crowborough Beacon, Dewlands Manor and Dale Hill.



Approximate Gross Internal Floor Area

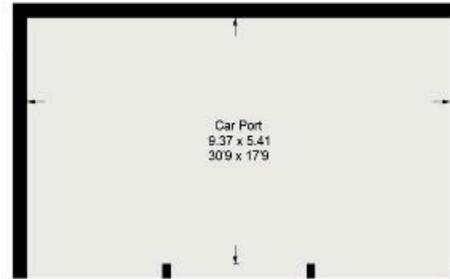
House: 221.6 sq m / 2385 sq ft

Outbuildings (excluding car port): 105.6 sq m / 1137 sq ft

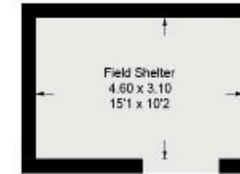
TOTAL: 327.2 sq m / 3522 sq ft

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.

 = Reduced headroom below 1.5m / 5'0"



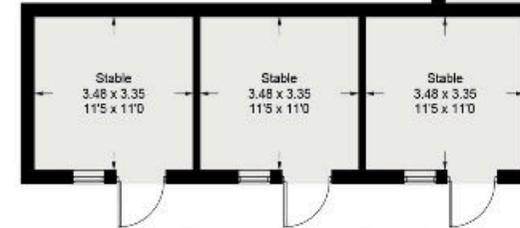
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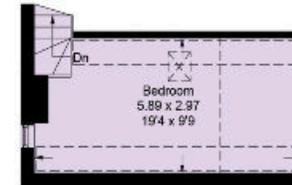
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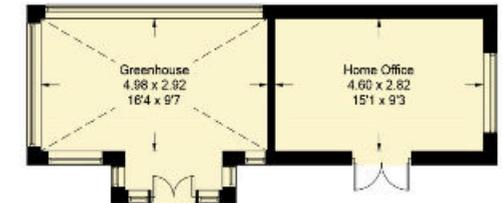
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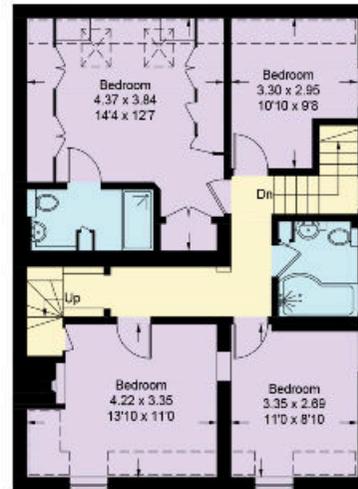
(Not Shown In Actual Location / Orientation)



Second Floor



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Simon Biddulph
01892 515035
simon.biddulph@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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