

Harrock Barn, Buxted, East Sussex





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A wonderful detached country property with the benefit of a home office as well as an impressive quadruple garage and attached large barn/store. The property sits in beautifully maintained lawned gardens and is located in the heart of the village of Buxted, half a mile from the railway station.

Buxted station 0.5 of a mile (London Bridge from 76 minutes).
Uckfield 2.5 miles (London Bridge from 80 minutes). Mayfield
8 miles. Tunbridge Wells 14 miles. Brighton 21 miles. Gatwick
airport 21 miles. London 45 miles.
(All times and distances approximate)



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Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: G

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







The Property

Harrock Barn is a substantial detached converted barn believed to date back to the late 17th century, with an attractive catslide roof, and offering the potential to create a two bedroom annexe, without modification, for the use of elderly relatives or adult children. The property has been refurbished to a high standard and offers well-proportioned and beautifully presented family accommodation incorporating a perfect blend of period character with modern day convenience.

The front door opens into a spacious reception hall with wooden flooring and double doors to the rear. Off the reception hall there are four ground floor bedrooms, two of which benefit from en suite facilities (one bedroom is currently being used as a dressing room). There is also a family bathroom and a cloakroom.

Stairs lead up to a characterful sitting room, dining room, kitchen and study with delineation between these areas via subtle one step level changes throughout this beautiful space. This room has a magnificent vaulted ceiling with exposed beams as well as windows to the rear. To one end of the room the kitchen/breakfast room has an extensive range of fitted base units with marble worktops, a Range cooker, a central island with breakfast bar, and a laundry room. The sitting/dining area has a useful office/study area with a discrete cloakroom off the study. Access to the rear garden is direct from the sitting room onto the beautiful lit gardens and outdoor entertainment space.



The return to the ground floor can be achieved either by the main staircase, or a second set of stairs that run down the back of the house. On arrival to the connected single storey section of the house, a door leads to a fantastic open plan sitting room with three sets of double French doors opening onto the fabulous gardens. Open plan, to one end, there is a small kitchen and breakfast bar area with double wooden doors opening to the driveway creating the opportunity for independent living in this space, if required. To the rear of the kitchen area, a door gives access to two further bedrooms, both with en suite bathrooms.





Gardens and Grounds

The property is approached via a five bar gated entrance over a gravel driveway leading to the house and a substantial detached brick outbuilding providing a quadruple garage.

Attached to the side of the garage there is a useful home office with windows to the front enjoying a stunning view of this wonderful home. There is also a large barn to the rear, currently used as storage.

The beautifully maintained gardens are laid to lawn, flat to the front and sloping to the rear, bordered by mature trees and shrubs. A door from the upstairs sitting room of the main house leads to a gravel pathway and steps up to a lovely covered terrace creating the perfect space for al fresco dining and entertaining.







Situation

The property is located in the heart of the popular village of Buxted, just half a mile from the railway station. Buxted offers a general store, primary school, gastro pub/ restaurants, sports clubs and mainline station serving London. The larger town of Uckfield is just 2.5 miles away and offers a wider range of shops for everyday needs as well as a cinema and mainline station. More comprehensive facilities can be found in Royal Tunbridge Wells which provides an extensive range of shopping, recreational and cultural amenities.

There is an excellent choice of schools in the area including Buxted C of E Primary School (just 240 metres away), St Philip's Catholic Primary School in Uckfield, St Mark's C of E Primary School in Hadlow Down, Skippers Hill Preparatory at Five Ashes, Cumnor House Sussex in Danehill, Mayfield School (girls), Vinehall in Robertsbridge, Bede's School in Upper Dicker, Eastbourne College, St Pauls Catholic School in Burgess Hill (accessible by bus), and Holmewood House at Langton Green. There are also Community Colleges at Uckfield, Heathfield, Wadhurst and Robertsbridge.

Leisure and recreational facilities include local sports clubs; golf at the East Sussex National, Mid Sussex, Piltdown, Dewlands Manor, Crowborough, Lewes and numerous other courses in the area; racing at Plumpton, Brighton, Lingfield and Goodwood; sailing at Brighton, Newhaven, Eastbourne and Chichester marinas; show jumping at Hickstead; opera at Glyndebourne.

Directions (TN22 4BA)

From Tunbridge Wells, proceed on the A26 in a southerly direction (towards Crowborough). At the crossroads in Crowborough, continue straight ahead staying on the A26 passing through Heron's Ghyll and Five Ash Down. At the Budletts Roundabout, take the first exit onto the A272. After passing Buxted Park Hotel on your right and Hurstwood Road on the left, take the next left turn onto a private road signposted 'Harrock House'. Continue down this drive for approximately 100 metres then take the left-hand spur. Harrock Barn will be found straight ahead, through two five bar gates, onto the large gravel drive.



Approximate Gross Internal Floor Area
House: 334.0 sq m / 3595 sq ft
Outbuildings: 216.2 sq m / 2327 sq ft
TOTAL: 550.2 sq m / 5922 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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