



The Farmhouse, Mark Cross, East Sussex

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 Knight  
Frank



# The Farmhouse, Lodge Farm, Catts Hill, Mark Cross

A wonderful detached farmhouse, offering substantial family accommodation in a secluded and peaceful position, yet easily accessible to excellent road and rail connections and local amenities. In addition to the house there is a substantial barn/garage outbuilding and beautiful mature gardens and grounds of 2.48 acres with various ponds.

Crowborough station 3.3 miles (London Bridge from 69 minutes). Frant station 4.5 miles (London Bridge from 51 minutes). Wadhurst station 4.4 miles (London Bridge from 54 minutes). Tunbridge Wells 5.5 miles (London Bridge from 44 minutes). M25 (J5) 20 miles. Gatwick airport 26 miles. London 45 miles. (All times and distances approximate)



5



3



3



2.48  
acres



EPC

E

**Tenure:** Freehold

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

**Council tax band:** G

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





## The Property

The Farmhouse at Lodge Farm is a wonderful detached farmhouse with brick and part tiled upper elevations. The property is full of character and offers well balanced and flexible family accommodation. On entering the house there is a spacious reception hallway with stairs leading to the first floor. The double aspect farmhouse kitchen has a range of fitted units and a door to the front. Off the reception hall there is also a useful utility room with w.c. and door to the side of the house. The main reception rooms are located at the rear of the house and include a double aspect sitting room, a dining room with feature fireplace and fitted display cupboard, and a double aspect drawing room with double doors opening out to the side gardens. The reception rooms all have attractive parquet flooring throughout. On the first floor there are five bedrooms, two of which have en suite shower rooms, as well as a family bathroom and separate w.c.

## Gardens and Grounds

The house is approached over a long private driveway leading to the front of the house. The driveway continues with a spur leading off to the garaging. The beautiful gardens and grounds surrounding the house offer a great deal of privacy and include a multitude of mature trees and shrubs as well as various ponds. There is also include a substantial outbuilding, currently used as an open barn/garage. In all the property extends to about 2.48 acres.





Characterful family accommodation, set within mature gardens and grounds, in a wonderful rural location.

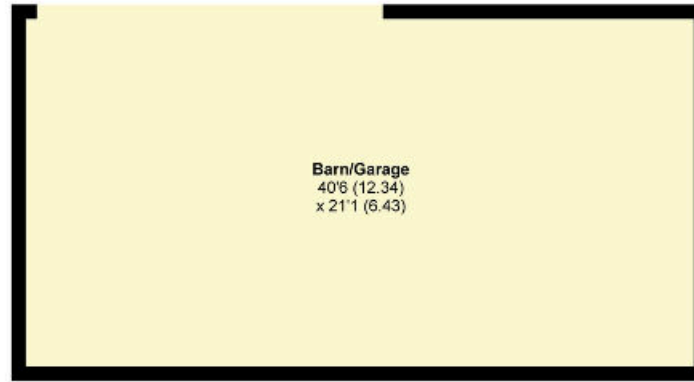
## Situation

Mark Cross is ideally situated for access to Tunbridge Wells which offers a comprehensive range of shopping, recreational and cultural amenities. Nearby Rotherfield and Crowborough offer a very good selection of facilities including local shops, supermarkets, banks and a post office. A more extensive range of shopping, commercial and recreational facilities can be found at the larger centre of Tunbridge Wells. Communications in the area are very good with access to major road and rail routes (stations at Crowborough, Wadhurst, Frant and Tunbridge Wells) with services to London Bridge from 44 minutes. There is an excellent choice of schooling in the area, in both the state and private sectors, with grammar schools in Tunbridge Wells and Tonbridge. Leisure facilities in the area include golf at Crowborough, Tunbridge Wells and at the East Sussex National Course at Little Horsted near Uckfield. There is a dry ski slope at Bowles Outdoor Centre (Eridge) and rock climbing close by. There is also sailing at Bewl Water and on the south coast, as well as riding and walking in the surrounding countryside and on the nearby Ashdown Forest.

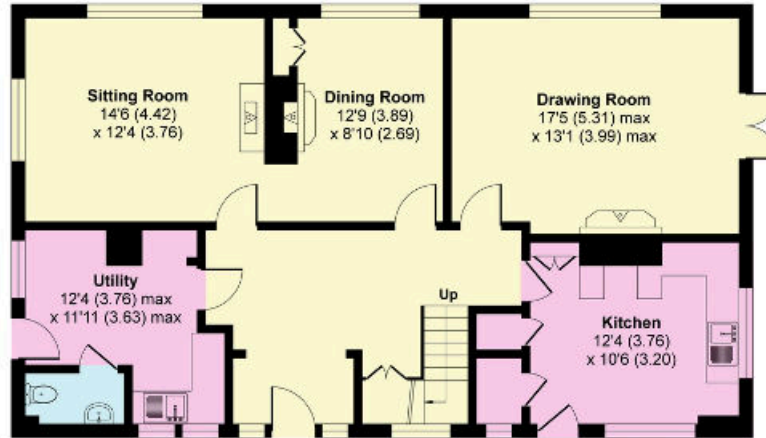
## Directions (TN6 3NH)

From Tunbridge Wells proceed south on the A267 passing through Frant. On reaching Mark Cross, turn right onto the B2100 (signposted to Crowborough and Rotherfield). After 0.1 of a mile, turn right onto the unmarked driveway (immediately after the lamp post and just before the row of brick cottages). Follow the driveway to the end where the entrance to the private drive will be found on the left.





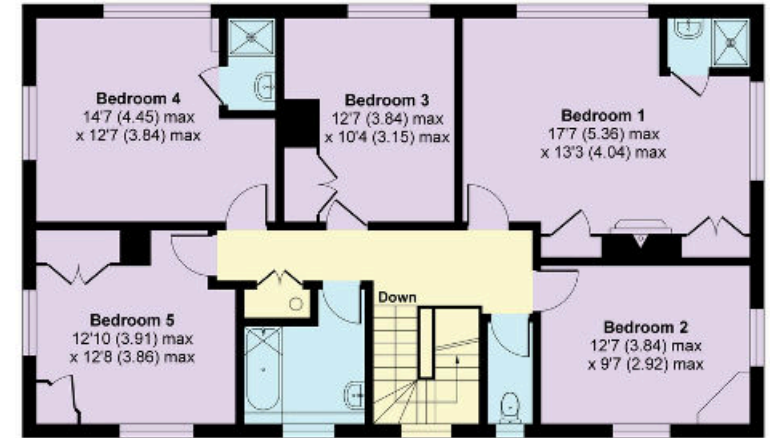
**OUTBUILDING**



**GROUND FLOOR**

**Approximate Gross Internal Floor Area**  
**House: 198 sq m / 2126 sq ft**  
**Outbuilding: 79 sq m / 854 sq ft**  
**TOTAL: 277 sq m / 2980 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.



**FIRST FLOOR**

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For identification only - Not to scale

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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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