

Woods Place & Downlands, Horam, East Sussex





Woods Place and Downlands, West Street Lane, Horam

Two attractive link-detached properties offering flexible family accommodation as well as stunning park-like gardens and paddocks totalling about 11 acres.

Summary of accommodation

Woods Place:

Ground Floor

Reception hall | Sitting room | Dining room | Conservatory | Garden room | Kitchen/dining room | Utility room | Cloakroom

First Floor

Five bedrooms (three with en suite facilities) | Family bathroom | Large balcony

Second Floor

Attic room | Shower room

Gardens and Grounds:

South facing lawned gardens | Terraces | Paddocks | Garage | Various outbuilding including field shelter and garden workshops | Equestrian use | Veg plot/fruit cage

In all about 5.5 acres (to be verified)

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Downlands:

Ground Floor

Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom

First Floor

Four bedrooms (two with en suite facilities) | Family bathroom

Gardens and Grounds

South facing lawned gardens | Terraces | Paddocks | Garage with office/playroom above | Various outbuilding including field shelter and garden workshops. | Equestrian use | Veg plot/fruit cage

In all about 5.5 acres (to be verified)

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Woods Place offers substantial accommodation with a large first floor balcony overlooking the stunning gardens.

The Properties

Woods Place and Downlands comprise a pair of link detached houses (linked only by the garages), that are centrally located within the grounds offering privacy and seclusion. The properties were built circa 1960, providing flexible family accommodation surrounded by stunning park-like gardens and grounds.

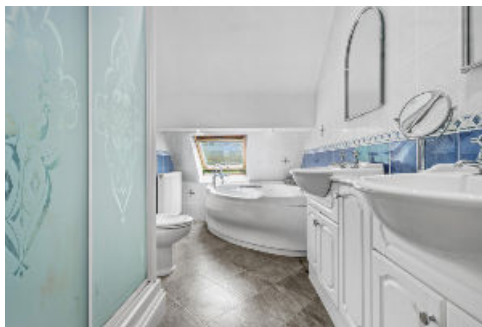
Woods Place:

The principal reception rooms on the ground floor are accessed via the central hall. To one side, the attractive sitting room has a window to the front and double doors leading into a garden room to the side, and bi-fold doors opening to a sunroom to the rear spanning the width of the house and enjoying fabulous views over the gardens. There is also a dining room with bi-fold doors into the sunroom. The L-shaped country kitchen has a range of wall and base units as well as a useful utility room off with a door to the rear and an integral door into the attached double garage. On the first floor, there are five bedrooms (three of which have en suite facilities) as well as a family shower room. Two of the rear bedrooms have a door opening onto the large balcony which enjoys fabulous views over the stunning gardens and grounds. There is a further room on the second floor as well as a shower room.

Downlands:

The front door opens into a reception hall with double doors to one end opening into the impressive double aspect lounge/sitting room with a bay window to the side and, to one end, a sitting area with sliding doors opening to the side terrace and stunning gardens. A further set of double doors lead through to the dining room which, in turn, leads through to the fabulous modern kitchen/breakfast room (which is a recent addition). The beautifully appointed kitchen includes a wonderful domed roof lantern as well as an extensive range of fitted wall and base units, integrated wine rack, glazed cupboards and central island with breakfast bar. To one end of the room is a sitting area with doors opening onto the gardens. From the hall, a door leads to a rear hall with w.c., utility room, workshop, door to the garage and door to the rear. On the first floor, there are four bedrooms and a family bathroom. The principal bedroom benefits from an en suite bathroom and dressing room. The second bedroom also has an en suite bathroom.





Downlands provides flexible accommodation which includes a fantastic newly added kitchen extension.



Gardens and Grounds

The houses are accessed through a gated access via a long, sweeping driveway passing through the beautiful south facing gardens and leading to the front doors and double garage for each of the properties. The stunning park-like gardens and grounds are laid to lawn with a multitude of mature trees, shrubs and plants. The gardens also include a swimming pool with paved surround and pool house, children's play area, tennis court, vegetable plot/fruit cage, meandering stream and small pond. Beyond the gardens there are paddocks which offer great equestrian use and in all the properties extend to about 11 acres (to be verified).

Situation

The properties occupy a stunning position on the edge of an Area of Outstanding Natural Beauty and on the rural outskirts of the popular village of Horam which offers a good range of local amenities for everyday needs. A wider range of facilities are available in nearby Heathfield. There is a choice between Royal Tunbridge Wells, Eastbourne and the county town of Lewes for the widest range of shopping, and entertainment amenities. Mainline rail services are available at Stonegate providing commuter trains to London Bridge, Charing Cross and Cannon Street. Alternatively services to London Bridge are available from Buxted.

There is a wide choice of schools nearby, in both the private and state sectors, including Maynards Green Community Primary School, Skippers Hill Manor at Five Ashes, Mayfield School, Bedes Senior School at Upper Dicker, Heathfield Community College, St Andrews Preparatory and Eastbourne College.

Leisure amenities in the area include golf at Horam Park, Hailsham, the East Sussex National and Piltdown; walking and riding in the surrounding countryside; fishing at Horam Manor; sailing and water sports at marinas on the south coast.



Distances

Horam 1.3 miles. Heathfield 1.8 miles. Buxted station 8.3 miles (London Bridge from 1 hour 16 minutes). Stonegate station 8.5 miles (London Bridge from 1 hour). Lewes 14 miles. Eastbourne 14 miles. Tunbridge Wells 16 miles. London 55 miles. (All times and distances approximate)

Tenure

Freehold.

Local Authority

Wealden District Council, Tel. 01892 653311.

Council Tax Band: Woods Place, G; Downlands F.

Services

Mains water &, electricity. Oil-fired heating.

EPC ratings

Woods Place F; Downlands E.

Directions (TN21 0DA)

From Tunbridge Wells head south on to the A267 (signposted Frant) and continue for 9 miles, passing Mayfield on the bypass. At the roundabout, take the first exit (signposted Mayfield historic village) onto Stone Cross. Continue for 0.1 of a mile, then turn right onto Knowle Hill (which becomes Newick Lane). After 3.2 miles, at the T-junction, turn right onto the A265. After 0.2 of a mile, turn left at the 'Heathfield' sign onto Tower Street (signposted to Horam B2203). Continue for 1.9 miles towards Horam, and then turn right onto West Street Lane. The entrance driveway to the properties will be found after a third of a mile on the right-hand side.





Ground Floor



First Floor



Second Floor

WOODS PLACE

**Approximate Gross Internal Floor Area
353.4 sq m / 3804 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 on the last page of the text of the Particulars.



BOUNDARY - WOODS PLACE & DOWNLANDS

DOWNLANDS

**Approximate Gross Internal Floor Area
264.0 sq m / 2842 sq ft**



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We would be delighted to tell you more

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