



Blakesbourne House, Isenhurst, East Sussex





# Blakesbourne House, Isenhurst, Cross-in-Hand

A substantial and beautifully presented family house, built by Millwood Designer Homes, offering substantial and flexible accommodation with wonderful views over the surrounding countryside.

The property is located on a private estate and benefits from a detached triple garage as well as beautiful gardens, heath and woodland. In all about 13 acres (to be verified).

Cross-in-Hand 1.3 miles. Heathfield 3 miles. Mayfield 4.7 miles. Buxted station 5.2 miles (London Bridge from 76 minutes). Royal Tunbridge Wells 13 miles. Brighton 24 miles. London 52 miles.(All times and distances approximate)



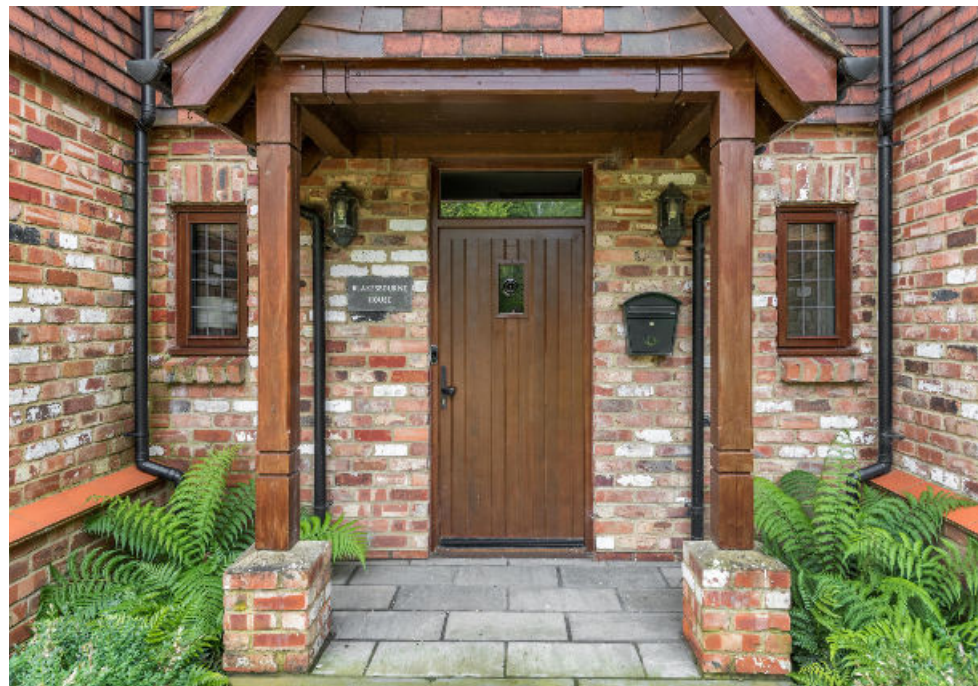
**Guide price:** £2,250,000

**Tenure:** Freehold

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

**Council tax band:** H

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





















## The Property

Blakesbourne House was built by Millwood Designer Homes and has elevations of brick, partially relieved by tile hanging under a mass pitched tiled roof. The accommodation is beautifully presented throughout and has been thoughtfully designed with good proportions and generous ceiling heights as well as an abundance of character combined with every modern convenience.

The accommodation includes a large reception hall, providing access to all the principal reception rooms, with a cloakroom and coats cupboard, and stairs to the first floor. The impressive drawing room has windows to three aspects and a stone fireplace with wood-burner. To the rear of the house there is a study with fitted oak furniture, bookshelves and a built-in desk by Robert David Design as well as a family room with access to the garden.

The stunning double aspect kitchen/breakfast room has a fitted kitchen by 'Morris and Murray' with satin finish granite work surfaces and cupboards and drawers below, double sink, central island with granite work surface and further sink, dual zone wine store, cupboards and drawers, Miele microwave oven and steam oven, Miele coffee machine, built-in American-style fridge/freezer, double aga and companion, extractor fan above, wooden breakfast table adjoining central island and Chinese slate floor. There is a useful utility room off the kitchen/breakfast room as well as a secondary cloakroom and stable-style door to the garden.

On the first floor, the spacious landing provides access to the five good sized bedrooms and the family bathroom. The impressive double aspect master bedroom suite has a walk-in dressing room and en suite bathroom. The guest suite has a bedroom and en suite shower room. There are three further double bedrooms. On the second floor there is an L-shaped room with windows to two aspects as well as a substantial home cinema with built-in screen, sound system and projector.





## Gardens and Grounds

The property is approached via a five bar gated entrance over an in and out driveway leading to the parking area and detached triple garage with pitched roof, two doors and central door with extra height. The garden to the north is protected by post and rail fencing. To the rear of the house there is a substantial south-facing terrace with steps leading up to the garden, generally undulating with lawn and mature trees. The parking area and driveway extend along the length of the south-facing garden to an area of heath/woodland. In all about 13 acres (to be verified).

## Situation

The property occupies a pleasant setting within the private Isenhurst Estate at Cross-in-Hand. The gated estate, with an impressive long driveway and flanked by woodland, is quiet yet extremely accessible. The pretty village of Mayfield and the town of Heathfield are both easily accessible and offer a wide range of shops and amenities serving everyday needs. The larger centre of Royal Tunbridge Wells offers a wide range of specialist shops and boutiques, theatre and art centre. The historic county town of Lewes provides a comprehensive range of individual shops and a good selection of pubs and restaurants as well as a mainline train station to London. Uckfield also provides a good range of amenities and mainline train service to London. The larger coastal centres of Eastbourne and Brighton are easily accessible offering extensive shopping, recreational and business facilities. Road communications in the area are very good with the A26/A21 providing access to the M25 and national motorway network, London Gatwick and Heathrow airports.

This part of Sussex benefits from a number of established preparatory and public schools. These include Mayfield School, Bede's at Upper Dicker, St Andrews at Eastbourne, Eastbourne College, Brighton College, Lewes Old Grammar, Hurstpierpoint College, Ardingly College. The surrounding countryside provides delightful walking and riding opportunities, particularly on the South Downs. There is golf at the East Sussex National (Little Horsted), Dewlands Manor (Rotherfield), Piltdown and Lewes; racing at Plumpton, Lingfield and Brighton; sailing and water sports at Eastbourne and Newhaven Marinas as well as other south coast centres.





## Directions (TN21 0TQ)

From Tunbridge Wells, proceed south on the A267 for approximately 9 miles, by-passing Mayfield and following the signs for Heathfield. At the roundabout, take the 2nd exit to remain on the A267. After approximately 3.3 miles, passing through Five Ashes, turn left onto Meres Lane (just after the red triangle warning sign showing a left turn in 130 yds and SLOW marked in the road). After 0.2 of a mile, turn right into the Isenhurst Estate which is marked by two large wooden gates with discreet signing. Follow the private drive down for approximately 0.4 miles and Blakesbourne House is the penultimate property on the right-hand side.





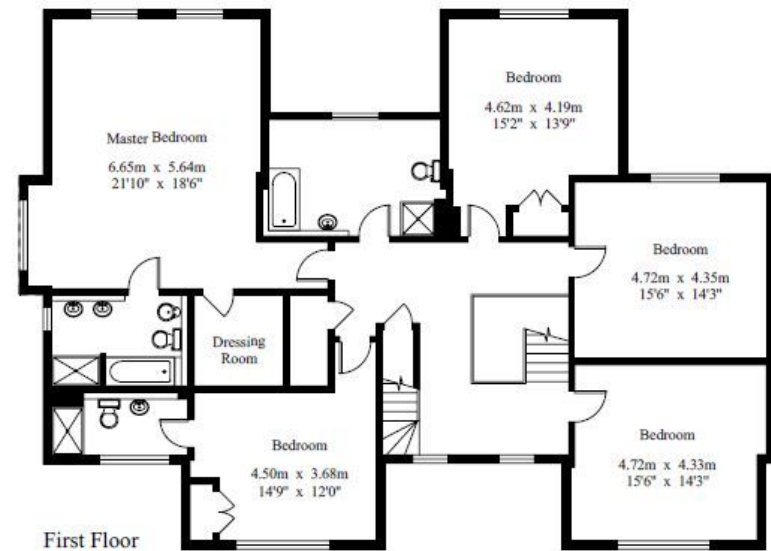
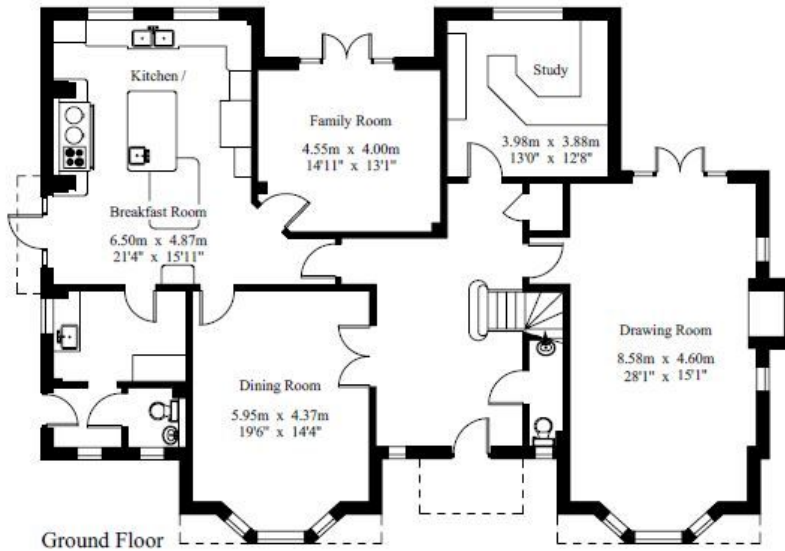
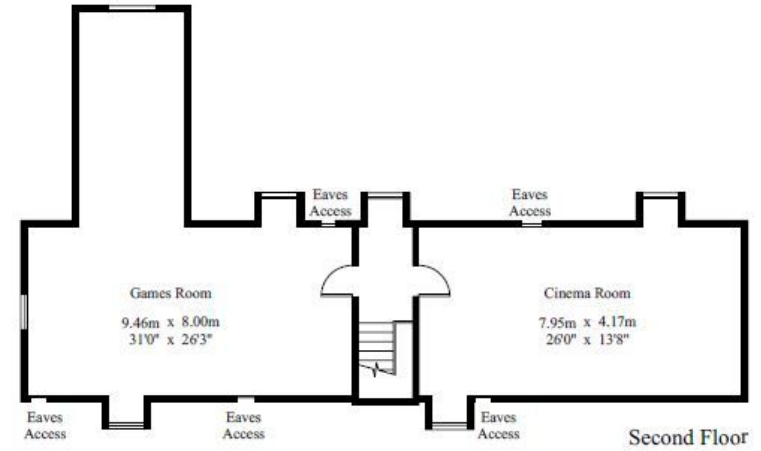




**Approximate Gross Internal Floor Area  
453.2 sq m / 4878 sq ft**



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.



**Knight Frank**  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Simon Biddulph**  
01892 515035  
[simon.biddulph@knightfrank.com](mailto: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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