



# Grooms Cottage

Padgham Lane, Dallington, Heathfield, East Sussex, TN21 9NS

Batcheller  
Monkhouse

Our Corner of England



# GROOMS COTTAGE

A wonderful opportunity to acquire a detached house of charming character in this unspoilt stretch of East Sussex countryside with excellent equestrian facilities, outdoor arena, tennis court, lake and pasture fields – in all about 15.3 acres.

## Ground Floor

- Covered Porch
- Reception Hall
- Cloak/Shower Room
- Sitting Room
- Bedroom 3/Dining Room
- Farmhouse Kitchen/Breakfast Room
- Utility/Boot Room

## First Floor

- Large Landing/Study Area
- Two further Bedrooms
- Family Bathroom

## Outside

- Barn housing six Loose Boxes, Tack/Feed Room, Hay Storage and Workshop
- Open-fronted two-car Garage
- Tractor Shed
- Outdoor Arena
- Summer House
- Solar Panels
- Tennis Court
- Three Field Shelters
- Lake and Pasture Fields - in all about 15.3 acres



## DESCRIPTION

Grooms Cottage is a detached house of charming character, originally built as a groom's cottage, converted and extended in 2013 with an emphasis on providing good insulation. The elevations are brick, weatherboard-clad beneath a tiled roof and there is oil-fired central heating and hardwood sealed unit double glazed windows. Many of the rooms have reclaimed pine floors.

The main features are:

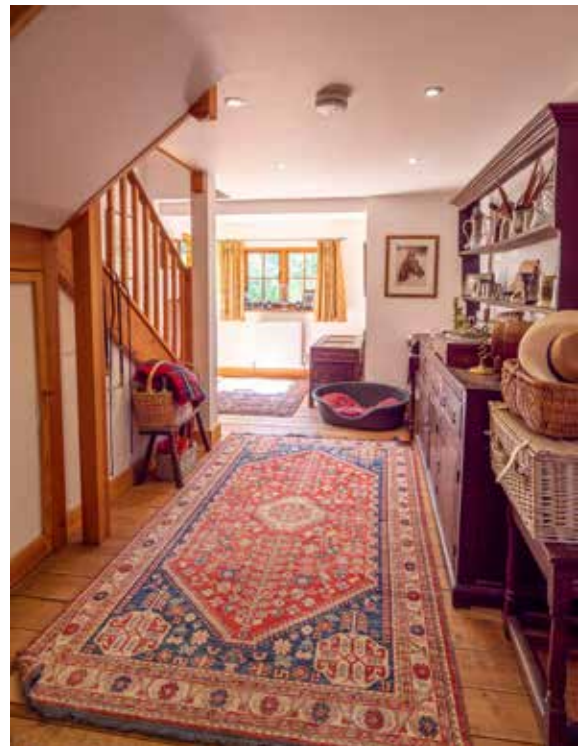
- Covered **porch to reception hall** with door to south-facing sheltered terrace with chamomile lawn. **Cloak/shower room** with shower cubicle, basin and WC.
- The well-proportioned **sitting room** is triple aspect and has a brick fireplace with wood burner, double doors to the sheltered terrace. **Bedroom 3/dining room** is also a good sized room.
- The farmhouse-style **kitchen/breakfast room** has twin glazed sinks, plumbing for dishwasher working surfaces with cupboards and drawers beneath and wall cupboards above. Electric Esse range cooker with extractor hood over.
- The spacious **utility/boot room** has a stainless steel sink with working surfaces and cupboards beneath, plumbing for two washing machines and vent for dryer, oil-fired central heating boiler, space for fridge and door to the rear courtyard.
- The **first floor** is approached by a staircase to a large **landing/study area**. There are **two further bedrooms**, one being double aspect and with a clothes cupboard.
- The **family bathroom** has a bath with shower attachment, basin and WC.

## THE EQUESTRIAN FACILITIES

These are located within easy reach of the house and comprise an enclosed **barn** of 2,598 sq ft which has a central concreted aisle and incorporates four large **loose boxes, two pony boxes, tack/feed room, hay storage area, workshop** and **three-bay open-fronted section**.

In addition, there is a fence enclosed **sand school**, all of which is serviced by a wide concreted yard providing ample parking and turning space for cars/lorries. **Three field shelters. Tractor shed 18'2 x 10'6** plus **log store**. Bark-covered **turnout area** with **planning consent for an agricultural barn (reference RR/2022/273/FN)**.









## THE GARDEN AND GROUNDS

These are approached over a private drive of some length via an electrically operated five bar gate culminating by the house and also the stable complex.

There is an area of sheltered south-facing garden to the front which is planted with chamomile, lawns and a selection of established trees and shrubs. Enclosed aviary.

Open-fronted **two-car garage 19'2 x 15'2**. **Hard tennis court**. Adjacent **timber summer house**. **68 solar panels**.

In addition there are **pasture fields** and woodland shaws as well as a wilded area with spring fed **lake**.

In all about **15.3 acres**.

## AMENITIES

**Local:** The picturesque village of Dallington is about 0.4 of a mile and stands on high ground and enjoys spectacular views. There is a selection of period houses and cottages together with a parish church, Daisy Chain Nursery School, primary school and village hall. The Swan Inn is about 1 mile and there is an active amateur dramatics society.

This stretch of countryside is designated as part of the High Weald Area of Outstanding Natural Beauty. Rushlake Green is about 2.2 miles and has a village store/Post Office.

**Towns:** For more comprehensive amenities and shops, including Waitrose supermarket in Heathfield (6 miles), the historic town of Battle (7.5 miles), Tunbridge Wells (18.5 miles).

**Transport:** Robertsbridge station (some 5 miles) and Battle station (about 7.5 miles) on the London Bridge/Charing Cross line.

**Schools:** Dallington and Punnetts Town Primary Schools; Heathfield Community College; Claverham Community College and Battle Abbey School at Battle; Marlborough House and St Ronan's at Hawkhurst; Vinehall at Robertsbridge; Claremont at St Leonards and Bodiam.

**Leisure:** There is good hacking available around the country lanes, close to gallops and three local hunts. Easy reach of several show centres. Golf at Wellshurst Golf and Country Club at Hellingly and the East Sussex National at Uckfield. Freedom Leisure centre in Heathfield. Access to the coast and the South Downs at Eastbourne.

**Healthcare:** Conquest Hospital, Hastings and Eastbourne District General Hospital. GP medical centres in Punnetts Town and Robertsbridge.

## DIRECTIONS

In the centre of Dallington village pass the church on the left and continue for 0.6 of a mile, following the signposts to Bodle Street Green. Continue for a further 0.2 of a mile and just before reaching a junction of lanes with a central triangular area of grass, the entrance drive to Grooms Cottage will be found on the left.

**What3Words:** cheerily.mainly.hedgehog.





## Additional Information

**Local Authority:** Rother District Council

**Services (not checked or tested):** Mains water and electricity. Klargester drainage. No mains gas.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Numbers: ESX109051 and part of ESX410738

**EPC:** EPC C

**Council Tax:** Band A



**GUIDE PRICE £1,300,000 - £1,350,000**

## Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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# Grooms Cottage, Padgham Lane, Dallington, Heathfield, TN21 9NS

Approximate Area = 1865 sq ft / 173.2 sq m  
 Limited Use Area(s) = 189 sq ft / 17.5 sq m  
 Barn / Workshop / Stables = 2598 sq ft / 241.4 sq m  
 Total = 4652 sq ft / 432.1 sq m

For identification only - Not to scale

## NOTE:

Batcheller Monkhouse gives notice that:

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

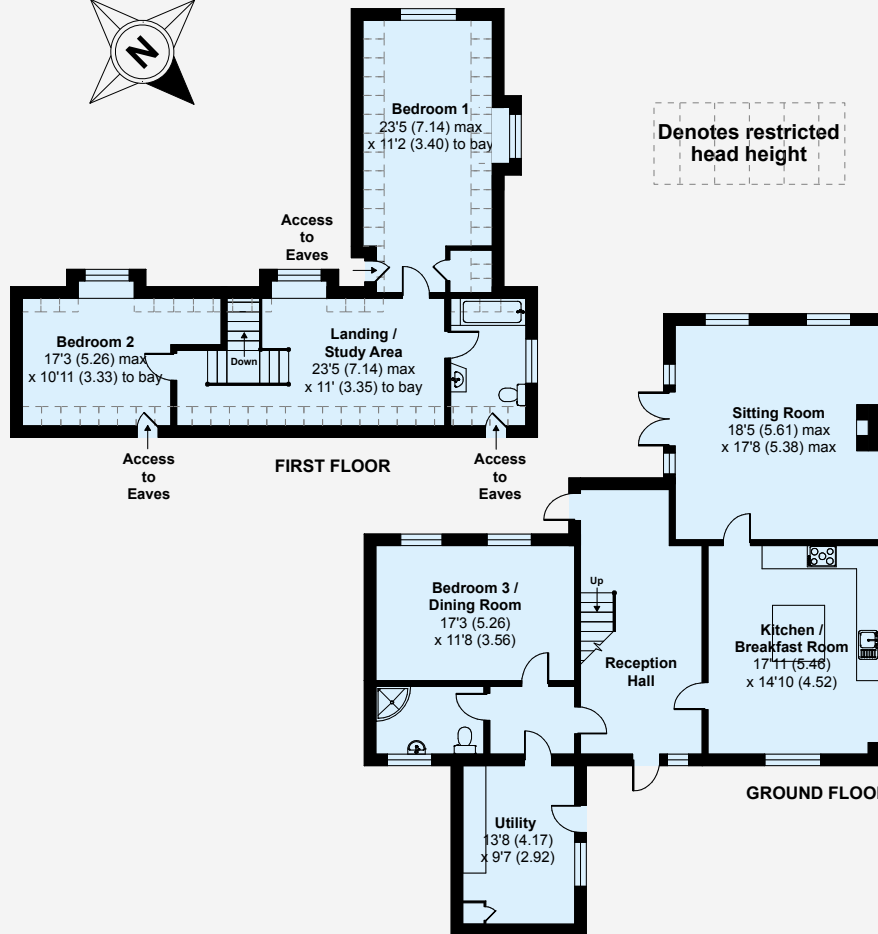
5. All measurements and distances are approximate;

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Batcheller Monkhouse. REF: 881469