



CHURCHILL  
COUNTRY & EQUESTRIAN

Stoney Wood Farm  
East Sussex



# Stoney Wood Farm

Greenwood Lane, Punnett's Town, TN21 9HU

An attractive 5-bedroom detached Farmhouse believed to date back to the early 20th century, set in a tranquil rural location within 21 acres of land. The property features a blend of period character and modern enhancements, including elegant brickwork and sash windows, a refurbished Grooms Cottage, a 5-box stable yard with a solarium and horse walker, and a 60m x 20m sand school.

Set within extensive grounds surrounded by open fields and bluebell woodlands, the property enjoys remarkable privacy away from main roads with direct access to bridleways, making it an ideal retreat for equestrian enthusiasts. The current owners have thoughtfully reimagined and improved the layout for comfortable family living while significantly upgrading the equestrian facilities, including the complete refurbishment of the Grooms Cottage.

**60m x 20m Sand Schol | Some 21 acres | 5 bedroom detached Farmhouse | Grooms Cottage | 5 box stable yard with solarium and horse walker | Range of outbuildings | Woodland and guest cabin | Parking for horseboxes | Attractive gardens and grounds |**



## Key Features

### Ground Floor

**Entrance Porch:** Large entrance porch with solid oak door leading to a spacious entrance hall with oak flooring and under stairs storage.

**Drawing Room:** A double-aspect room featuring a wood burner in an open fireplace.

**Dining Room:** Glazed double doors opening to the rear terrace, with another wood burner set within an open fireplace and bespoke shelving.

**Family Room:** Adjacent to the dining room with fitted bookshelves.

**Study:** With fitted shelving.

**Kitchen/Breakfast Room:** Featuring slate worktops, a range of cupboards and drawers, a 2-oven Aga, large island with a gas hob, integrated oven, and antique pine dresser. Space for a fridge/freezer and dishwasher.

**Conservatory:** With double doors to the garden and a Nordpeis wood burner.

**Utility Room:** Housing a Worcester boiler and space for laundry appliances.

**Rear Lobby:** Includes a cloakroom and access to the terrace and garden.

### First Floor

**Main Bedroom Suite:** Double-aspect with stunning views and dressing room with fitted wardrobes.

**Four Additional Bedrooms:** Spacious and versatile.

**Two Bathrooms and a Shower/Wet Room.**

## Equestrian facilities

**Stable Complex:** An impressive 'L'-shaped yard with five large boxes with rubber matting and automatic water feeders, a solarium and wash-down area with hot water, hay store, large feed room, tack room (with kitchenette and cloakroom), purpose-built muck area and various storage spaces including a machine store and hay barn. Fully alarmed with CCTV system.

**Sand School:** 60m x 20m arena with sand and carpet surface (no wax) Designed to a professional standard.

**Grooms Cottage:** A self-contained one-bedroom annexe with a living room, kitchen, and en-suite.

**Horse Walker:** A 4 bay Claydon Horse Walker with rubber tiled floor, conveniently located near the stable yard.

**Paddocks:** Well divided with post and rail fencing and a grass and rubber paddock. Some 21 acres in total to include the gardens and woodland.

**Lorry Parking** There is additional parking suitable for a 26-tonne horsebox or lorries, and direct access to bridleways.

**Three large storage sheds.**





## Gardens and Grounds

The beautifully landscaped gardens include mature oak trees, a variety of flowering shrubs, and a brick-edged paved terrace. Beyond the house lies a bluebell wood with a cabin (water and electricity connected), perfect for peaceful retreats.

In total, the property extends to approximately 20.5 acres.

## Location

Stoney Wood Farm is set within the High Weald Area of Outstanding Natural Beauty, offering peace and seclusion while remaining accessible. The property is well back from a quiet country lane and close to local amenities.

**Nearby Towns:** Heathfield (3.5 miles): Local shops, including Sainsbury's, Waitrose, and Tesco. Tunbridge Wells: Comprehensive shopping, leisure facilities, and mainline rail services to London.

**Transport Links:** Mainline train services: Stonegate Station (London Bridge/Charing Cross) and Buxted Station (London Bridge/Victoria). Road connections: A267 and A21 provide links to the motorway network, airports, Eurostar, and the south coast ports.

**Schools:** An excellent selection of schools in both state and private sectors, including Heathfield Community College, Skippers Hill, Bedes, Vinehall, and St. Leonards-Mayfield.

**Leisure:** Enjoy sailing at Bewl Water, golf at East Sussex National and local courses, and walking or riding in Ashdown Forest and Dallington Forest.

## Summary

Stoney Wood Farm combines timeless charm with modern conveniences, offering a unique opportunity for equestrian enthusiasts. Set in an outstanding location with excellent facilities, this property is the epitome of rural living.



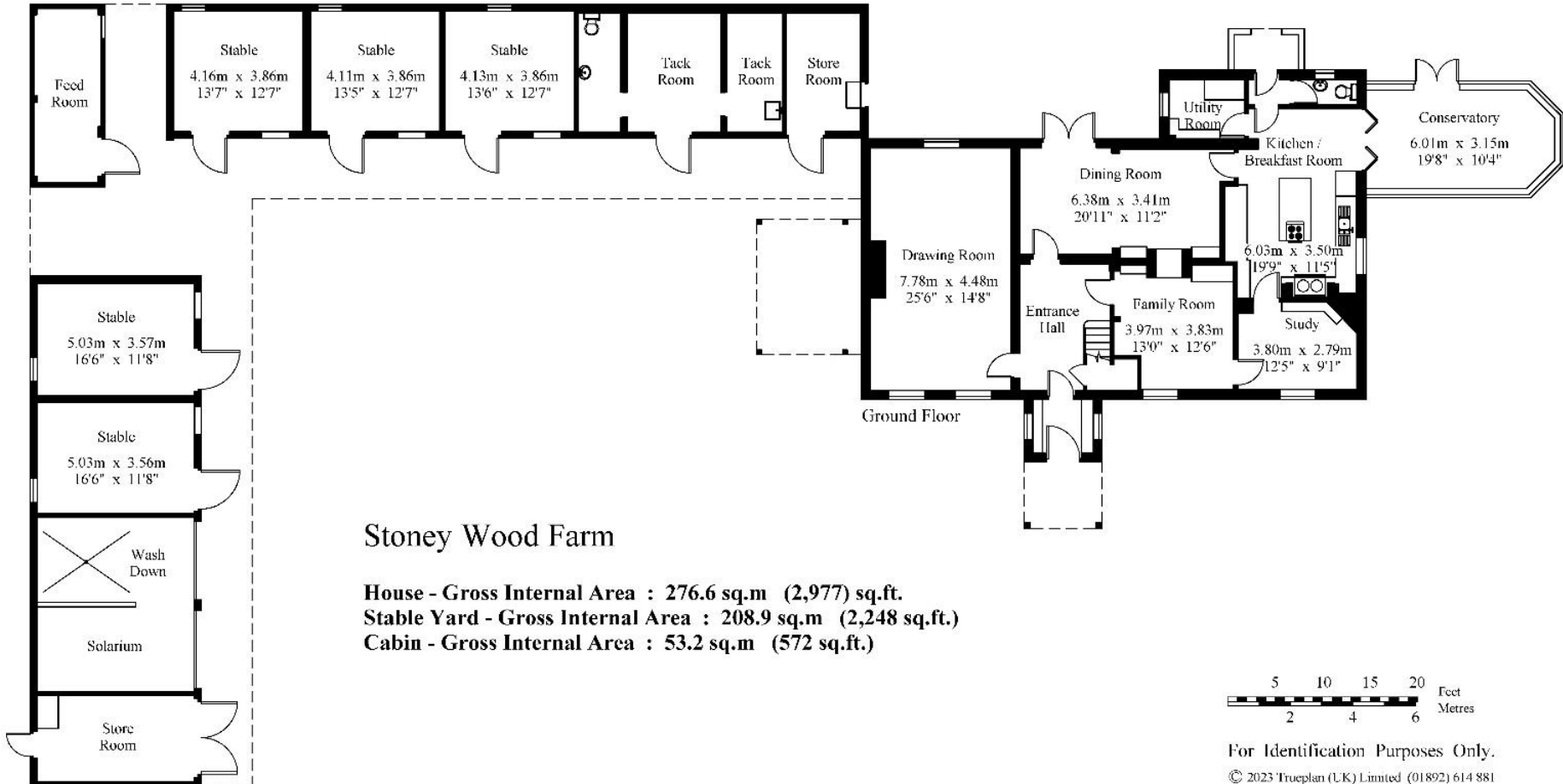
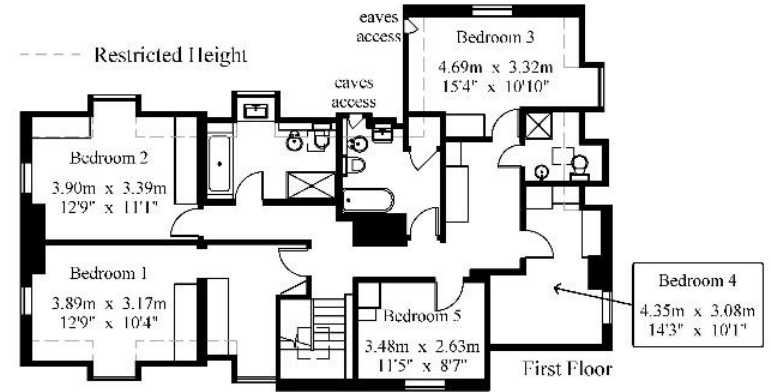
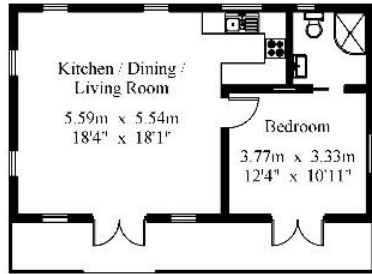






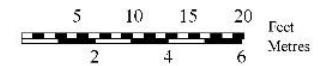




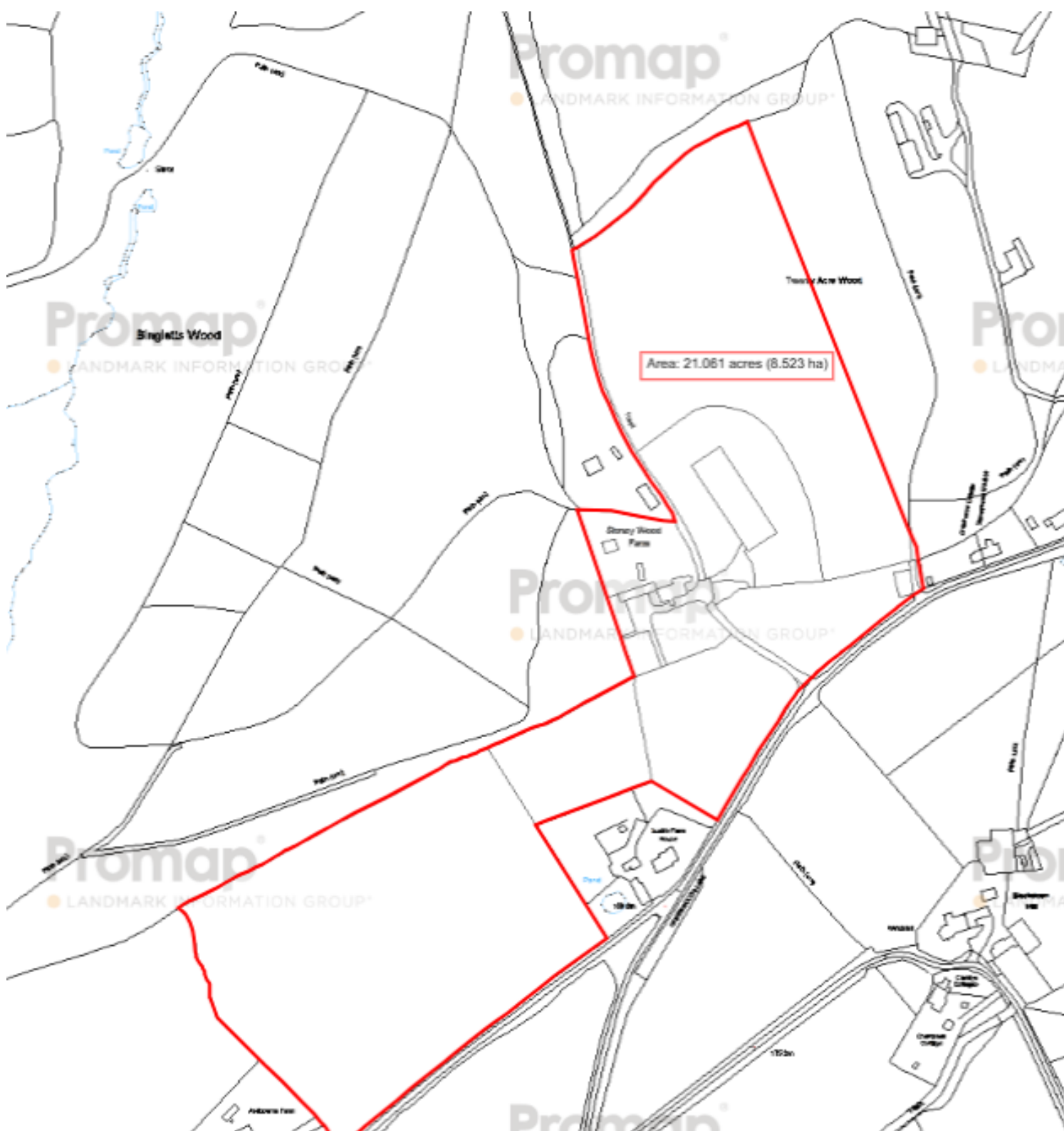


### Stoney Wood Farm

House - Gross Internal Area : 276.6 sq.m (2,977 sq.ft.)  
 Stable Yard - Gross Internal Area : 208.9 sq.m (2,248 sq.ft.)  
 Cabin - Gross Internal Area : 53.2 sq.m (572 sq.ft.)



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#### Further Information

**Services:** Mains water and electricity, oil fired boiler, private drainage.

**Local authority:** Wealdon District Council

**Tax Band:** G

**EPC:** Band E

**Tenure:** Freehold

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

**Land map:** For indicative purposes only, not to scale.

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