



# Little Hadlow

Main Road, Hadlow Down, East Sussex, TN22 4ER

Batcheller  
Monkhouse

Our Corner of England

# Little Hadlow

An attractive and substantial Victorian farmhouse with countryside views and much improved by its present owners with an excellent family kitchen, ground floor annexe space, substantial barn which incorporates a home office, and equestrian facilities. Gardens and grounds in all 5.47 acres.

## Ground Floor

- Entrance Lobby and Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Cloakroom

- Family Room/Study
- Ground Floor Bedroom with En Suite Shower Room
- Cellar

## First Floor

- Four Bedrooms
- Family Bathroom

## Outside

- Extensive Parking
- Excellent Detached Barn with Home Office/Storage/Tack Room
- Stables and Sand School
- Garage
- Gardens and Grounds in all 5.47 Acres
- No Chain



## DESCRIPTION

Little Hadlow has been subject to improvement by the present owners and is now a well presented good size property offering flexible family accommodation, a superb substantial detached barn, mature gardens and fenced paddocks.

The accommodation is arranged as follows:

- **Entrance lobby opening to hall** with stairs rising and door to cellar which is a useful storage space divided into two rooms.
- **Sitting room** is dual aspect with a square bay window to the front, french doors opening to the garden and a further door to the kitchen giving flow for entertaining.
- Fantastic dual aspect family **kitchen/breakfast room** by Mark Wilkinson kitchens with a range of cupboards, marble working surfaces, oak flooring, electric Aga, butler sink, integrated appliances including fridge/freezer, dishwasher and larder cupboard. **Utility room** with cupboards, space for appliances, WC and basin.
- From the kitchen is an Amdega **conservatory** with doors opening to the gardens.
- The **dining room** has a window to the front, built-in cabinets and door to the kitchen.
- A door leads from the dining room to the **family room** which is dual aspect and in turn leads through to the **ground floor bedroom** with **en suite shower room** making this area suitable to be self-contained if required. The bedroom is dual aspect and the modern en suite shower room has underfloor heating.
- On the first floor there is a part galleried landing. The **main bedroom** is dual aspect with a square bay to the front and is an excellent size with fitted wardrobes.
- The **family bathroom** is Jack and Jill adjoining the main bedroom and the landing, having a modern walk-in shower with glass screen, roll top bath, stone tiled floor with underfloor heating and airing cupboard.
- There are **three further double bedrooms**.

## OUTSIDE

There is an in and out driveway, one accessed from the adjoining bridleway and extensive parking that continues to the stable yard with an excellent detached brick and oak barn. The central main space of the barn is currently used as an office/games room with woodburner, 2 stables and tack room to one side and further storage/workshop. Two further stables and a garage/machine store.





Attractive views are enjoyed to the west across the property's land to the countryside beyond. The paddocks are currently arranged into primary fields and are post and rail enclosed with some woodland and access to the bridle paths for hacking. Sand school with floodlights.

The mature gardens and grounds are a real feature of the property with an array of mature shrubs and trees, seating areas, and level lawn.

## AMENITIES

**Local:** Hadlow Down is a small village sitting on a ridge between Buxted and Heathfield, with a strong community atmosphere centred around the New Inn pub, St. Mark's primary school and St. Mark's Church.

**Towns:** Buxted (3 miles). Heathfield (3.6 miles). Mayfield (4 miles).

**Transport:** Buxted Station (3 miles). Gatwick Airport (27 miles).

**Schools:** St Mark's CofE primary school. Heathfield Community College. Uckfield Community College. Independent schools in the area include Mayfield school for girls, Skippers Hill and Bedes.

**Leisure:** Wilderness Wood for walking, camping and BBQs. Local cricket and football teams. New Inn pub. Buxted Park for walking.

## DIRECTIONS

From Tunbridge Wells head south on the A267 and at the Mayfield bypass roundabout head towards Heathfield for about 2.4 miles passing through Five Ashes and turning right onto the A272. Continue for 0.9 of a mile and the property will be found on the right hand side and identified by a Batcheller Monkhouse For Sale board.

**What3Words:** engage.firmly.connected

## Additional Information

**Local Authority:** Wealden District Council. 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Private drainage. Oil fired central heating. Mains water and electricity.

**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 Number ESX115301

**EPC:** EPC rating F **Council Tax Band:** G

**GUIDE PRICE £1,350,000 - £1,400,000**

## Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020



Battle  
01424 775577  
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**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

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;

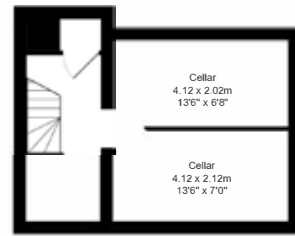
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

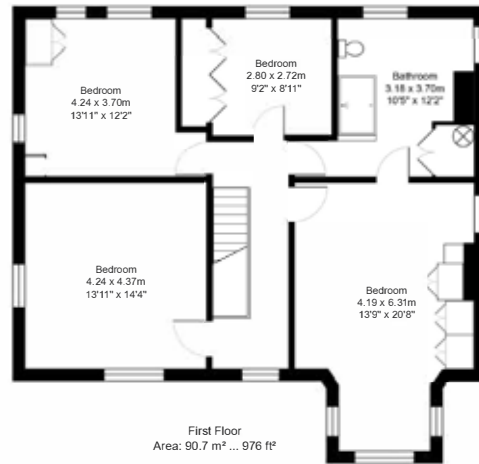
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.



Basement  
Area: 27.1 m<sup>2</sup> ... 292 ft<sup>2</sup>



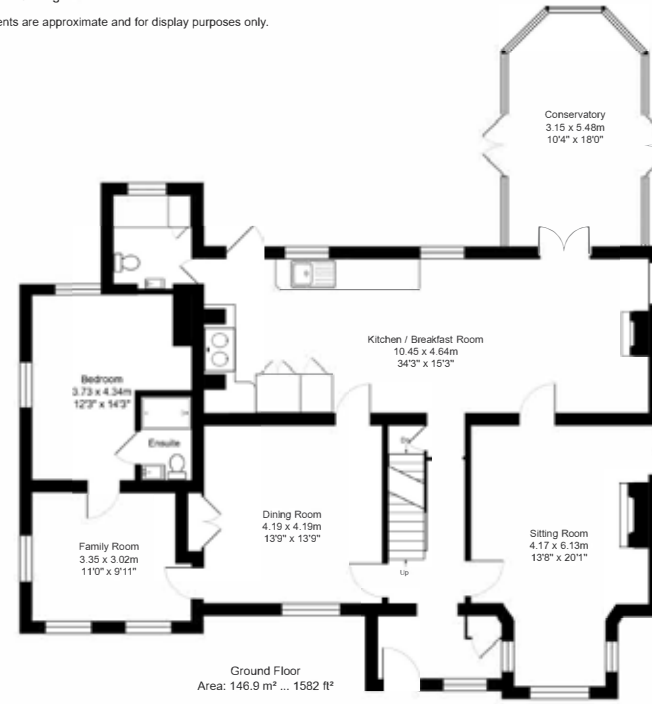
First Floor  
Area: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup>

Total Area: 410.3 m<sup>2</sup> ... 4416 ft<sup>2</sup>

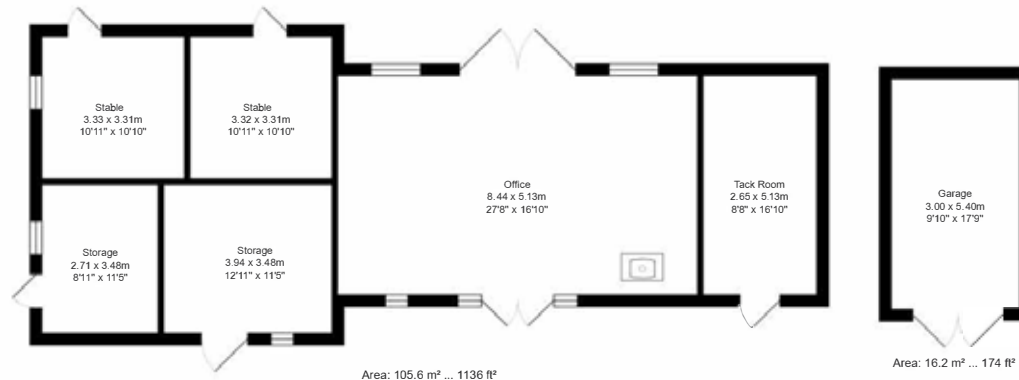
House: 264.7 m<sup>2</sup> ... 2851 ft<sup>2</sup>

Outbuildings: 145.6 m<sup>2</sup> ... 1566 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

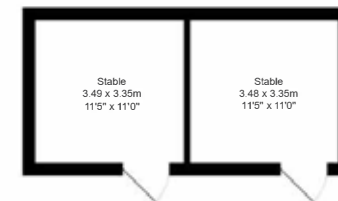


Ground Floor  
Area: 146.9 m<sup>2</sup> ... 1582 ft<sup>2</sup>



Area: 105.6 m<sup>2</sup> ... 1136 ft<sup>2</sup>

Area: 16.2 m<sup>2</sup> ... 174 ft<sup>2</sup>



Area: 23.8 m<sup>2</sup> ... 256 ft<sup>2</sup>