

~ OAK HALL ~

TOTTINGWORTH PARK • BROAD OAK • HEATHFIELD • EAST SUSSEX • TN21 8UJ





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Tunbridge Wells 14.2 miles • Eastbourne 17.7 miles
Channel Tunnel 47.7 miles • Gatwick Airport 51.3 miles • City of London 52 miles
(all mileages are approximate)

An impressive and substantial country house with an outstanding southerly aspect tucked away down a long driveway and set in about 52.93 acres of parkland

Accommodation of 14,077 sq ft comprising:

GROUND FLOOR

Carriage porch • Entrance hall • Great hall • Drawing room • Sitting room • Dining room • Library
Kitchen/breakfast room • Family room • Conservatory • Utility room • Cloakroom

LOWER GROUND FLOOR

Games room/gym • Scullery • Cool room • Boiler room • Store rooms
Gardener's WC/shower room

FIRST FLOOR

Master bedroom suite • 3 double bedrooms, one with dressing room
Single bedroom • 2 family bathrooms • Store room and loft storage

SECOND FLOOR

Staff flat comprising double bedroom, sitting room, kitchen and bathroom
4 double bedrooms, 1 with roof terrace access
Bathroom • Shower room • Kitchen • Extensive loft storage

Gardens, grounds, field and woodland
Tractor shed • Greenhouse and shepherd's hut
Triple garage and separate double garage with car port

About 52.93 acres in all

EPC = D



DESCRIPTION

Oak Hall is an imposing country house with a rich history and enjoys an attractive setting within its extensive gardens and grounds on a south-facing slope amidst the rolling Sussex countryside.

The characterful accommodation benefits from grand proportions, with high ceilings and generous room sizes, and period features including attractive fireplaces, extensive parquet flooring, decorative coving, dado and picture rails, wood panel internal doors and moulded architraves. The principal rooms are orientated to take advantage of the wonderful views to the south whilst all rooms benefit from an outlook over the picturesque grounds. Further points of note include:

- striking double-height great hall with oak panelling, an oak balustraded minstrels' gallery, a large composite window to the front and a fireplace fitted with a woodburning stove;
- dual-aspect drawing room with oak panelling, parquet flooring and a stone fireplace. The room incorporates an area forming part of a small 'tower' to the southeast corner of the house offering an ideal vantage point from which to enjoy the delightful outlook over the gardens to the landscape beyond;
- light-filled sitting room with an attractive fireplace and French windows opening to the garden with an expanse of windows to each side;
- quadruple-aspect dining room with an elegant marble fireplace;
- library with fitted bookshelves and a spiral staircase leading down to the lower ground floor;
- kitchen/breakfast room with painted units under granite worktops, an island unit incorporating a four-oven Aga and vegetable sink and integrated appliances including a dishwasher, five-ring gas hob, fridge and freezer. Bay window framing expansive southerly views over the garden;
- separate utility/boot room fitted with high gloss units and an integrated electric oven, with space for laundry appliances and a door out to the side;
- master bedroom suite comprising two large double bedrooms, two bathrooms, a walk-in closet and a sitting room incorporating the tower, with uninterrupted southerly views from the bedrooms and sitting room;
- 3 further double bedrooms, one with a dressing room, a single bedroom, two bathrooms, a storage room and loft storage on the first floor;
- second floor with a flexible layout, currently offering a one bedroom staff flat, four further double bedrooms, one with a door out to a roof terrace at the top of the tower, a kitchen, two bathrooms and extensive loft storage space.







OUTSIDE

The property is approached from the road over a long sweeping carriage driveway leading to turning and parking areas in front of the detached garages. A spur leads off the driveway to pass through a carriage porch giving access to the front door. The grounds surround the house on all sides, with an area of mature woodland sheltering the house to the north, beyond which a grassland field extends to the boundary.

The remaining park-like grounds comprise sweeping lawns interspersed with established specimen trees and further lightly-wooded areas towards the boundaries. A generous flagstone terrace lies to the eastern side of the house, sheltered to the north and east by a mellow brick wall clad with climbers and offering a wonderful vantage point from which to survey the verdant surroundings and views beyond, as well as providing a lovely environment for outdoor living and entertaining.

Well-stocked border beds give seasonal colour and interest around the house whilst tucked away to the southwest of the house is a pond overlooked by a secret garden with twin summer houses. To the side of the house a former tennis court has been imaginatively converted to create an enclosed fruit and vegetable garden with a greenhouse and tractor shed above.

SITUATION

Broad Oak is a small village within the High Weald Area of Outstanding Natural Beauty offering amenities including a village hall and a general store with post office. Heathfield (about 2 miles) has a good range of shops including supermarkets, a post office, butcher, greengrocer, hardware store and a selection of cafes and restaurants. A weekly market sells meat, fish and baked goods alongside general, antiques and collectibles stalls. A wider range of high street retailers, leisure and entertainment facilities are available in Tunbridge Wells (about 14.2 miles to the north) and Eastbourne (about 17.7 miles to the south).

State and private schools: Broad Oak has its own primary school. Many well-regarded schools in the area include Bricklehurst Manor, Marlborough House and Vinehall preparatory schools and independent secondaries at Upper Dicker, Goudhurst, Benenden, Bodiam, Battle and Eastbourne.

Mainline rail: Stonegate (about 5.1 miles) with services to London Charing Cross and Cannon Street (via Waterloo East and London Bridge) from 1 hour 11 minutes on a weekday.

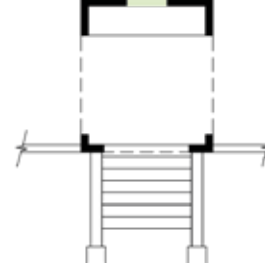
Communications: The A21 lies about 9 miles to the east along the A265, providing direct access to the south coast and linking to the M25 to the north and thereby to the national motorway networks, Heathrow and Gatwick airports and the Channel Tunnel terminus.







Approximate Gross Internal Floor Area:
 ■ House: 1337.4 sq.m. or 14,395 sq.ft.
 For identification only. Not to scale.





DIRECTIONS

From central Tunbridge Wells, take the A267 south towards Mayfield and Heathfield. Go past the first turning into Mayfield village, continuing on to the roundabout, then taking the first exit, also signposted to the village. Take the right turn at the sharp left-hand bend into Knowle Hill, which then becomes Newick Lane. Follow this lane to the end where a left turn will take you to Broad Oak along the A265. Once you leave Broad Oak, the entrance to Oak Hall can be found after about 0.4 miles on the right-hand side.

SERVICES

Gas-fired central heating. Mains water, electricity and private drainage.

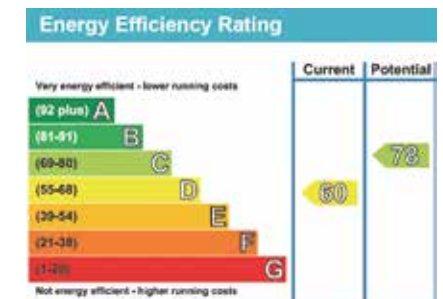
OUTGOINGS

Wealden District Council: 01323 443322. Current tax band H.

VIEWING

Strictly by appointment with Savills on 01892 507000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



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