

EASTWOOD

HERSTMONCEUX • EAST SUSSEX





EASTWOOD

CHILSHAM LANE • HERSTMONCEUX • HAILSHAM
EAST SUSSEX • BN27 4QH

A Robert Adam Anglo-Baroque masterpiece

THE HOUSE

Reception hall, five reception rooms, kitchen/breakfast room, laundry room
Cloakroom, galleried landing, eight bedrooms, five bathrooms.

EPC =D

OUTBUILDINGS FOR MODERNISATION, FACILITIES, GARDENS AND GROUNDS

Former garaging currently used for storage, former stables and stores,
outdoor heated swimming pool, tennis court, substantial greenhouse,
rose garden with summer house, lake, orchard, parkland & paddocks.

In all about 32 acres

Savills Tunbridge Wells

53 High Street, Tunbridge Wells,
Kent TN1 1XU

tunbridgewells@savills.com

01892 507000

Savills Country Department

33 Margaret Street
London, W1G 8JD

wpeppitt@savills.com

0207 409 5945



Strutt & Parker Lewes

201 High Street, Lewes
East Sussex BN7 2NR

tim.page.ratcliff@struttandparker.com

01273 475411



Description

Robert Adam FRIBA is recognized both within the UK and internationally as one of the leading figures in the development of both traditional and classical architecture. Between 1995 and 1996, in close collaboration with the current owner, and making the most of the extraordinary position and views, he transformed a late Victorian farmhouse into this impressive but compact country house.

Elements of Renaissance, Baroque and Neo-classical design have been incorporated to create a unique and exquisite country residence with features such as the impressive Corinthian colonnaded entrance, the square dome topped turrets and the clock tower at the rear.

Agent's notes: Some of the external photographs were kindly supplied to us by ADAM Architecture. The photographer was John Critchley. A number of the photographs were taken in March 2003 and November 2017.





Internally, despite the grand façade and exterior, Eastwood is very much a home with comfortably sized rooms, of which the grand, double height reception hall with columns supporting the galleried landing, a handsome fireplace and flagstone floor makes a significant impact.

The master bedroom, located in the eastern turret, enjoys a double aspect view over the grounds and has a wonderfully high ceiling with decorative corning and a fireplace. Several of the bedrooms and reception rooms feature fireplaces.







The park-like grounds immediately surrounding the house comprise gently rolling grass banks dotted with trees. There is a paved terrace at the rear of the house and a further terrace by the swimming pool area. A formal balustraded rose garden with a summer house to the south-west of the house provides a lovely relaxing seating area and the tennis court is located to the north-east.

There is a broad gravel parking area at the front of the house with driveways leading out to the lane and to the outbuildings, which are predominantly used for storage, beyond which lies a lake.

The remaining land is divided into two large paddocks, the nearest of which has vehicular access to the lane. There are streams along the northern boundary and running just inside the far eastern boundary with an area of woodland and a further small field on the opposite side. There are pretty woodland walks running adjacent to the streams.





Situation

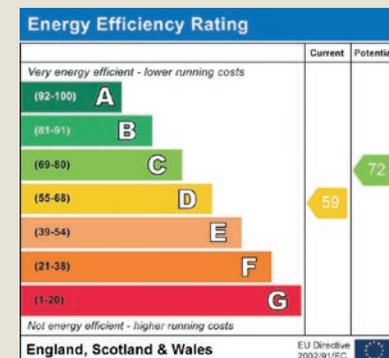
The property is located off a country lane that runs between Bodle Street Green and Herstmonceux, about 20 miles south of Tunbridge Wells, 13 miles north-east of Eastbourne and 15 miles north-west of Hastings. The house is well screened from the lane and enjoys a slightly elevated position affording views over the grounds and surrounding countryside. The property lies within the High Weald Area of Outstanding Natural Beauty.

Shopping: Herstmonceux caters for most day-to-day needs with more comprehensive shopping facilities at Eastbourne.

Schools: There are several well regarded schools in the area including Vinehall School in St John's Cross, Mayfield School, Eastbourne College and Battle Abbey School. Also nearby are Brighton College, 25 miles, and Tonbridge School, 27 miles.

Mainline rail: Although Polegate station is nearest, just 8 miles, with services to Victoria, the most practical station for commuting to both Charing Cross and London Bridge is Etchingham, 13 miles distant, with rail journey times from 64 mins.

Communications: The property is located about 60 miles south of central London. From Heathfield the A267 and A21 link to the M25 (junction 5) and thereby London and the national motorway network. Gatwick Airport is about 38 miles to the north-west, accessible via the A22 at Horsebridge followed by the A264 and M23. Folkestone Eurotunnel terminal is about 51 miles to the east.



Eastwood Farm, Herstmonceux

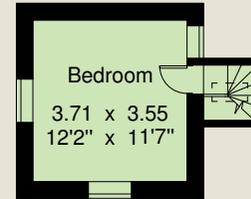
Gross internal area (approx.)

House - 378.9 sq m (4078 sq ft)

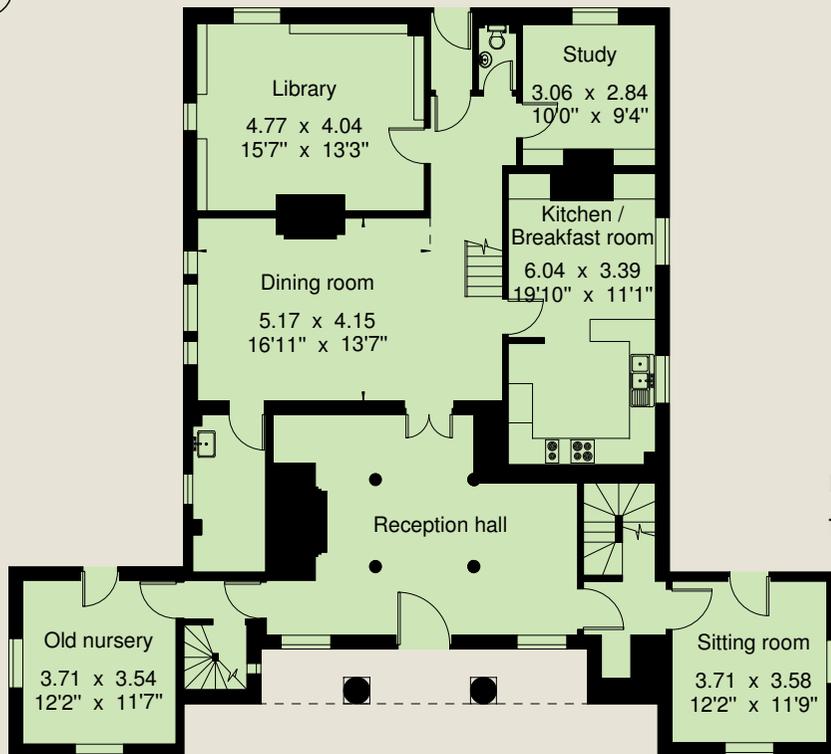
Outbuilding - 186.8sq m (2010 sq ft)

For identification only - Not to scale

© Trueplan (UK) Limited

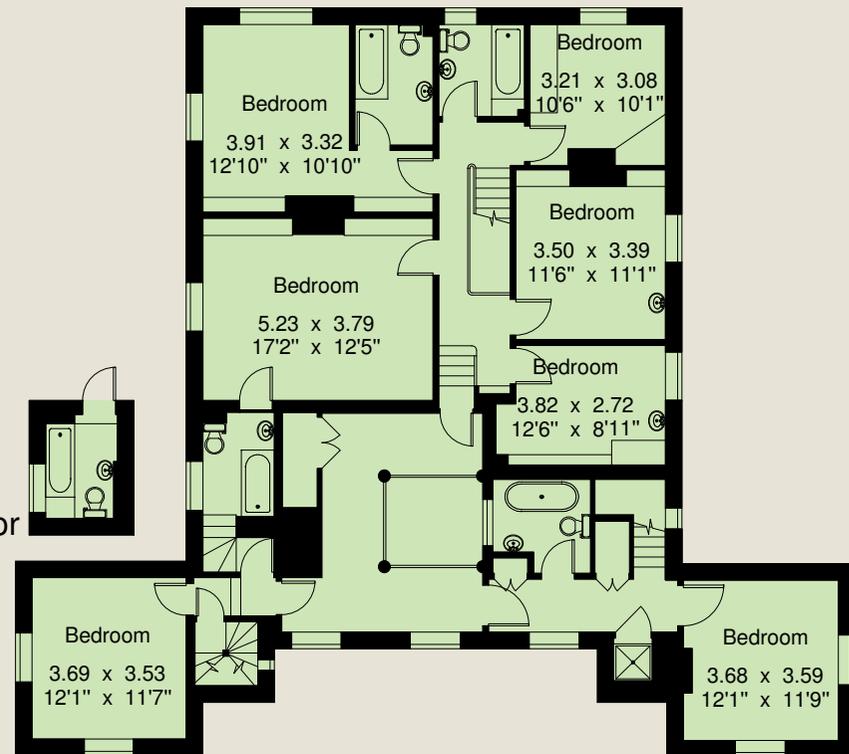


Second floor

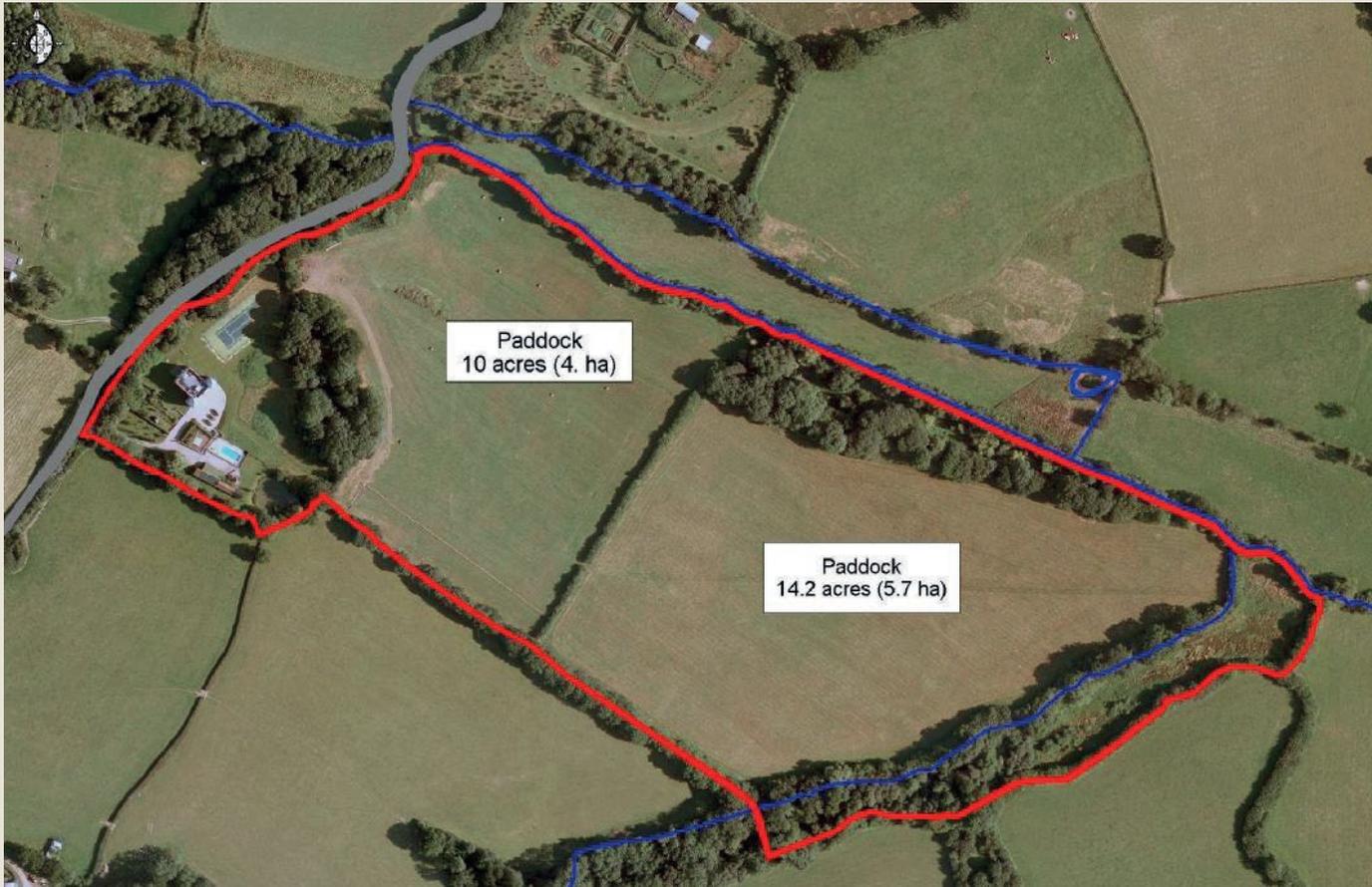


Ground floor

Upper first floor



First floor



Directions

From the M25 take junction 5 onto the A21. Follow the A21 south for about 26 miles. In Hurst Green turn right onto the A265 towards Lewes. Follow this road through Etchingham and into Burwash village. Turn left immediately after the church into School Hill, signposted towards Brightling and Woods Corner. Follow this road to the end (about 3.7 miles) and then turn right towards Woods Corner. At the end of this road, turn right and then immediately left by The Swan Inn towards Bodle Street Green. After about 0.7 of a mile fork right towards Bodle Street. Continue along this road for about 2.5 miles, keeping left at the next fork, in the direction of Bodle Street, and then fork right onto Trumpets Lane. At the end of this lane turn right and then take the next road on the left (about 0.2 of a mile). This is Chilsham Lane. The drive to Eastwood is about 1 mile down this lane on the left hand side (unmarked).

Services

Oil fired central heating. Mains water and electricity. Private drainage.

Outgoings

Wealden District Council: 01323 443322. Tax Band G.

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.

Important Notice

Savills and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs Taken March 2003 and November 2017
 Brochure Prepared March 2018 JG/612031 20183061/AH

