

ABBLEY LEA



STONEGATE ♦ EAST SUSSEX



ABBEY LEA

BARDOWN ROAD ♦ STONEGATE
WADHURST ♦ EAST SUSSEX ♦ TN5 7EL

Tunbridge Wells 9.5 miles, South Coast 25 miles,
Channel Tunnel 47 miles, Gatwick Airport 48 miles, City of London 51 miles,
(all mileages are approximate)

A Modern Classic

*An exceptional Queen Anne-style country house, set in grounds of 6 acres,
together with excellent leisure facilities, just 1.6 miles from Stonegate mainline station*

Accommodation and garaging of about 9,332 sq ft in total comprising:

Ground floor:

entrance porch, reception hall, drawing room, dining room with Butler's pantry, morning room, family room, study,
kitchen/breakfast room, walk-in larder, utility room, shower room, cloakroom, wine cellar

First floor

galleried landing, master bedroom with en suite wet room and stairs up to a 2nd floor suite,
2 double bedrooms with dressing rooms and a "Jack and Jill bathroom", bedroom 4 with an en suite shower room

Second floor:

galleried landing, 2 double bedrooms, master bedroom dressing room and bathroom, family bathroom

Leisure complex:

indoor swimming pool, Jacuzzi, plant room, games room, store room/potential bathroom, airing cupboard

coach house-style garage block, gardener's workshop with w.c., 2 bay oak framed garage for garden machinery,
Braai/barbeque house, all weather tennis court, water feature, walled kitchen garden, greenhouse, oak framed fruit cage,
gardens with rockery, wildflower meadow and orchard

about 6 acres in total

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DESCRIPTION

Designed by renowned local architect, Stephen Langer, this elegant and traditionally-built contemporary home is situated in an elevated position with far-reaching views and a southerly aspect.

Inspired by the classic Queen Anne style of architecture, this exceptional country house has been built to a high specification with great attention to detail. High ceilings and large picture windows maximise the natural light and quality fixtures and fittings have been carefully selected in keeping with the historical style.

On entering the property, the superb reception hall with its polished marble floor immediately makes a statement, with a view through the heart of the house to countryside beyond. An oak balustrade staircase spirals up to the upper floors, with galleried landings and a high atrium ceiling.



Further points of note include:

- warm mellow brick work, decorative architraves, traditionally made sash windows, oak flooring, bespoke oak fittings including hand made doors, hand crafted Chesney fireplaces, slate and Italian marble tile flooring with under flooring heating in the main living areas, and remote controlled SONOS surround sound system to the majority of the house;
- two principal reception rooms comprising a formal drawing room with a high barrelled ceiling, a carved marble fireplace and triple doors out to the garden, and a dining room, with oak flooring and a marble fireplace;
- fitted study with full-height oak book shelves and a carved marble fireplace;
- family room with contemporary American walnut fitted cupboards with leather fixtures, incorporating storage for media systems, and featuring a stone fireplace;
- traditional double aspect “Morning Room” on the South side, with a carved marble fireplace and views over the terrace to the valley beyond;

- formal cloakroom with a curved oak door, and a further cloakroom with a shower;
- bespoke oak-fitted family kitchen/breakfast room opening out to the garden, with slate flagstone floor, under floor heating, cupboards, granite work tops and an oil-fired Aga. Integrated Miele appliances include a dishwasher, twin fridge/freezers, an electric oven and a hob;
- walk-in larder on the North side, and a separate utility room with space for white goods;
- a substantial wine cellar below, fitted with brick storage cubicles.

Six excellent double bedrooms (three with dressing rooms) and five bath/shower rooms are arranged over the first and second floors around the central light-filled galleried landings. A magnificent master suite spans the two levels, with the principal bedroom enjoying a panoramic view from the first floor, and with an adjacent wet room. A fitted dressing area and an impressive Porcelanosa bathroom lie above, accessed via a private staircase from the first floor.



Leisure Wing:

The exceptional recreational facilities lie alongside the main house, easily accessible from the utility area and the garages. The 37'5" first floor games room would be ideal for use as a self-contained suite, as the store room on the same level has plumbing in place to create an additional bathroom.

Below is a glazed walk way enjoying a lovely outlook over a long pond, with a wisteria covered pergola over, and to the gardens, giving access to a light and spacious swimming pool complex, with big arched windows. The 39'4" heated pool has an electric retractable cover, with a Jacuzzi alongside, all served by a Heat Star environmental system. Doors open out to the terrace which spans the South side, ideal for summer entertaining and enjoyment of the gardens.





Gardens and Grounds:

The house commands an elevated position with a superb backdrop of about 6 acres of well stocked gardens which stretch down to the South West. A large area of level lawn merges into a pretty wild flower meadow and an orchard to the rear boundary, with several other distinctly individual “rooms” creating a relaxing and picturesque environment.

An all weather tennis court is located to the East of the swimming pool complex, together with a delightful South African-style Braai/barbeque house, offering wonderful scope for families and entertaining. Further areas of the garden include:

Rockery:

A delightful tucked-away corner on the East side of the garden, comprising sandstone rocks and crevices with a water course and an Azalea walk, with borders of spring flowers, including cyclamen, hellebores and bluebells.

A sheltered part-walled parterre-style rose garden is situated close to the rockery.

Walled garden:

This traditional-style kitchen garden was created at the same time as the house and laid out in a parterre style. Comprising several raised beds, including asparagus, with gravel walkways in between, espaliered fruit trees to several walls and a substantial greenhouse with cold frames alongside, the walled garden provides a sheltered oasis for the keenest of gardeners.

An enclosed oak framed wired fruit cage, together with a two bay oak framed garage, for garden machinery and storage, is sited beyond the walled garden. A further gardener's workshop and w.c. with machinery storage can be found on the boundary, above the walled garden.

Garaging:

In keeping with the style of the house, a coach house-style garage block, with a courtyard, forms an attractive approach, lying to the side of the property and comprising 3 garages, one integral to the main house.

At the top of the drive, there is a useful area of hard standing, ideal for overflow parking space.



SITUATION

Abbey Lea is situated in an accessible semi-rural position in an Area of Outstanding Natural Beauty. The pretty village of Wadhurst (2 miles) offers a wide selection of shops, including a butcher, delicatessen, bank, hardware store, cafes, supermarkets and a petrol station, whilst Ticehurst (2.8 miles) also offers excellent local amenities, including The Bell Inn. More comprehensive amenities can be found in Tunbridge Wells (9.5 miles).

Stonegate village enjoys a thriving local community, with social groups including St Peter's church, a choir, Village Hall, recreation ground, a pre school and a well-regarded primary school.

Mainline rail: Stonegate (1.6 miles), Wadhurst (3.5 miles) and Tunbridge Wells (9.5 miles) with regular services to London Charing Cross and Cannon Street (via Waterloo East and London Bridge) from 50 minutes (Tunbridge Wells to Charing Cross).

State and private schools: Preparatory schools in Stonegate (Brickhurst Manor), Hawkhurst (Marlborough House and St Ronan's), Tunbridge Wells (The Mead) and Langton Green (Holmewood House), Uplands Community College in Wadhurst, independent senior schools in Benenden, Mayfield, Eastbourne, Tonbridge and Sevenoaks.



Communications: The A21 provides links to the M25 and thereby to the other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel rail terminal.

Services: Oil-fired central heating. Mains water and electricity and private drainage.

Outgoings: Rother District Council - 01424 7870000. Currently Tax band 'H'.

Directions: From Tunbridge Wells proceed South out of the town on the A267, passing through the village of Frant. Take the left turn towards Wadhurst on the B2099 and continue through Wadhurst village. After about 1.2 miles, turn right signposted Stonegate and Burwash (Bardown Road). Keep on this road, passing Bricklehurst Manor school on the right-hand side and Abbey Lea is the second property on the right-hand side.

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.



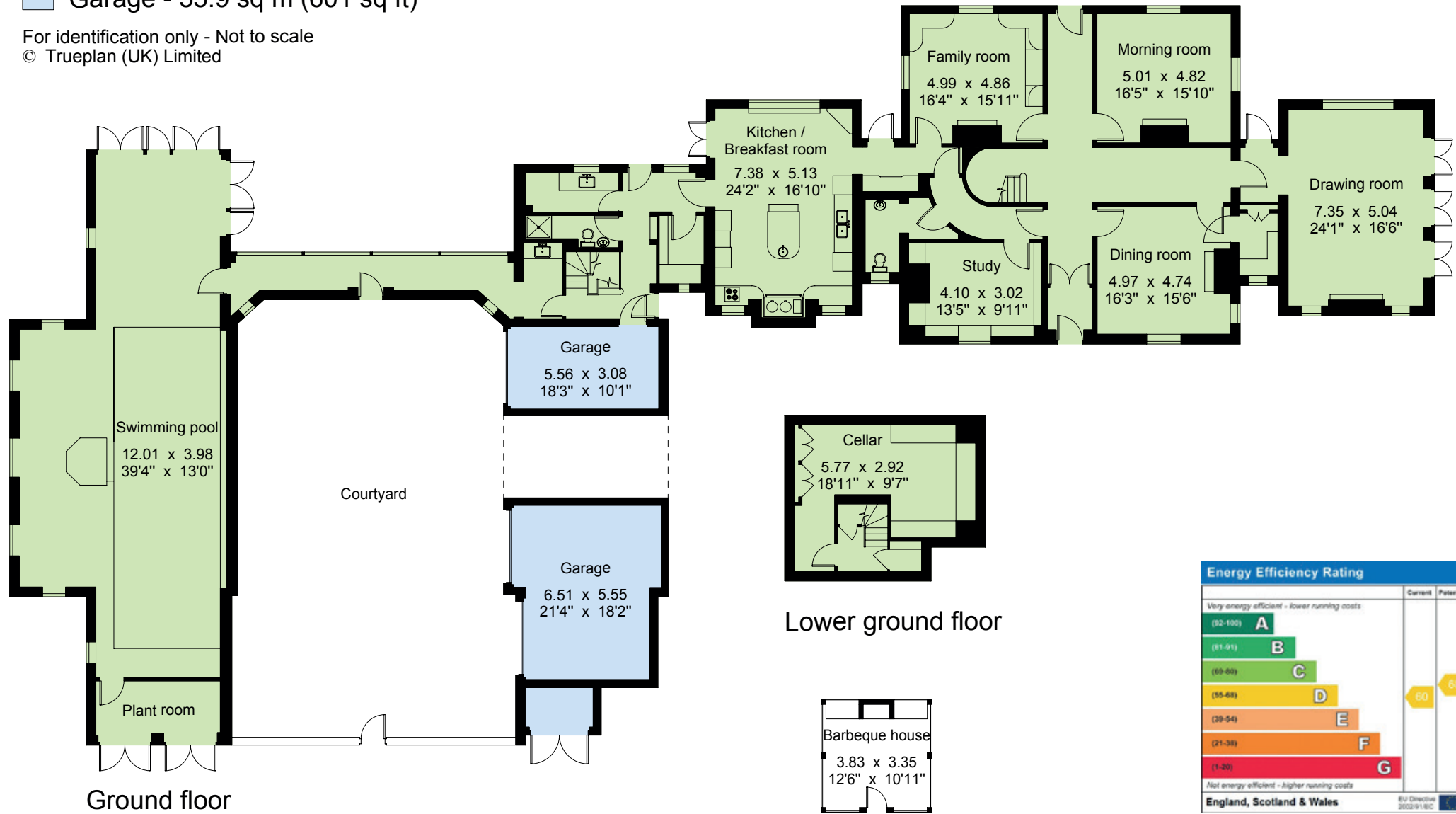
Abbey Lea, Stonegate

Gross internal area (approx.)

House - 811.2 sq m (8731 sq ft)
(of which 405 sq ft is of restricted height)

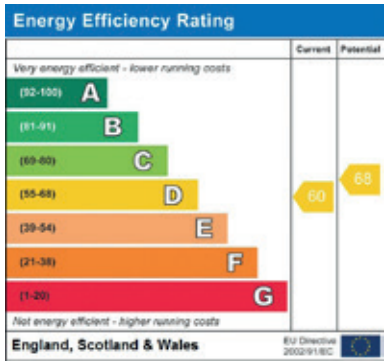
Garage - 55.9 sq m (601 sq ft)

For identification only - Not to scale
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Ground floor

Lower ground floor



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