



# A bespoke family home in a wonderful setting

The Walled Garden, Leyswood, Corseley Road TN3 9PH

Freehold





entrance hall • drawing room • dining room • study and snug • kitchen/breakfast room • utility room • cloakroom • landing • principal bedroom with walk-in wardrobe and en-suite bathroom • 3 further bedrooms • family bathroom • second floor attic space • beautifully designed and maintained walled garden to two sides • driveway parking and garage • extensive outbuildings known as 'The Playroom', 'The Potting Shed', 'The Studio', 'The Apple Store', 'The Machine Shed', plus other general stores • In total about 1.6 acres • EPC = D

**Description**

Built in 2001 to replace service accommodation for the main house, The Walled Garden became our selling client's home, following their sale of Leyswood House after a long period of post-war family ownership.

The Walled Garden is a distinctive property in its own right, using classical architecture in the style of a 'grand country house in miniature', with tall, multi-paned sash windows complementing the fine brickwork and with the southern elevation on the level with the lawned garden being a real highlight. The theme is echoed in the interior, with its high ceilings and elegant touches - fitting for a grand residence and incorporating modern features including underfloor heating to the ground floor.

The wonderful setting within superb gardens does not disappoint, being beautifully designed with substantial planting and formal structure and water taken from the original Grade II Listed well. The extensive outbuildings include the charming 'Playroom' with its deep logia and walled patio garden.

There are many carefully chosen mature trees, including palms, fig, mulberry, apples and plums, hedging and clipped topiary features.

There is also an extensive kitchen garden with fruit, vegetable and asparagus beds and composting bays.

The tree-lined driveway, mature hedging and various walkways, finished in gravel and brick and stone, divide up the areas of the garden, with the impressive original walls intact to the borders on two sides and mature screening to the others. The elaborate gated pedestrian entrance through and down to the main house has to be seen to appreciate the scale and importance of this estate.

**Agent's Note**

Garden artwork by negotiation

We understand that the original walls in the garden are curtilage listed in connection with Leyswood House and therefore this may include some of the outbuildings at The Walled Garden.

Our client has consulted with the local firm of planning consultants, Kember, Loudon Williams, taking their advice on the prospects for a loft conversion at the house and also for obtaining a change of use/conversion on some of the outbuildings that go with the property. A copy of the letter to our clients received from K LW is available to interested parties and K LW are happy to discuss this further.





**Situation**

The Walled Garden is situated in a semi-rural position, accessed from long shared private tree-lined drive from Corseley Road, about 2 miles from the centre of Groombridge village. The drive also gives access to an enclave of properties some of which formed part of the original Victorian estate at Leyswood

Groombridge enjoys a thriving community and local amenities include a well-regarded primary school, GP's surgery, general store, bakery, post office, two churches and two public houses. Leisure facilities include a cricket ground, tennis club, bowls club and recreation ground with children's play area, as well as Groombridge Place. Further amenities are available in Tunbridge Wells (about 6.3 miles to the north) or Crowborough with a choice of supermarkets, including Waitrose, (about 5 miles to the south).

**State and private schools**

Groombridge (St Thomas C of E - Outstanding Ofsted), and Withyham primaries. Preparatory schools include Holmewood House (Langton Green), Rose Hill (Tunbridge Wells), Brambletye and Michael Hall Steiner Waldorf (Forest Row). Kent grammar schools in Tunbridge Wells and Tonbridge, entry by academic performance in the 11-plus exam.

**Mainline rail**

Eridge (1.5 miles), London Bridge in about 60 minutes. Tunbridge Wells (5.4 miles), Charing Cross (via London Bridge and Waterloo East) and Cannon Street in under 1 hour.

**Communications**

M25 (junction 5) via the A21 just north of Tunbridge Wells about 17.5 miles. Gatwick airport about 21 miles via the A264. Eurotunnel at Folkestone about 50 miles.

**Directions**

From Tunbridge Wells, follow the London Road (A26) south. Continue straight over the first roundabout and at the second take the second exit onto Major Yorks Road. At the top of the hill turn left onto the A264 towards Groombridge. Follow this road through Langton Green (when it becomes the B2110) down the hill into Groombridge village. At the mini roundabout, turn left onto Station Road and bear right onto Corseley Road before the Post Office. Continue out of the village for about 1.4 miles, passing the primary school on the left, then the sports ground. Continue past Forge Road with the sign for Eridge Station on the left and the entrance to Leyswood will be found on the left-hand side. Proceed down the tree-lined drive to the bottom, then bear right on the main drive where Leyswood House is accessed on the right, pass other houses and curve around to the right. Look out for the gated walled entrance to the Walled Garden on the right.

**Services**

Oil-fired central heating, LPG gas hob for cooking (electric oven) mains water, electricity and private drainage.

**Outgoings**

Wealden District Council (01323) 443322. Tax Band "G"

**Viewing**

Strictly by appointment with Savills.



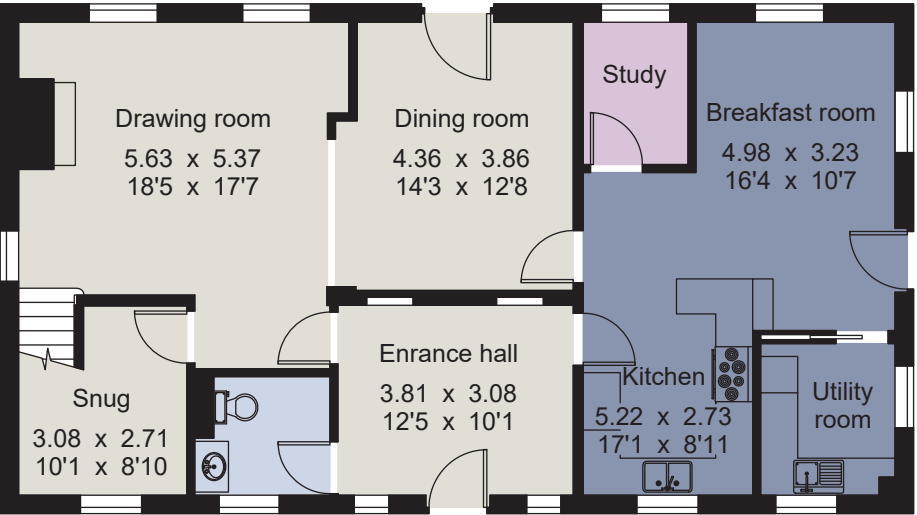
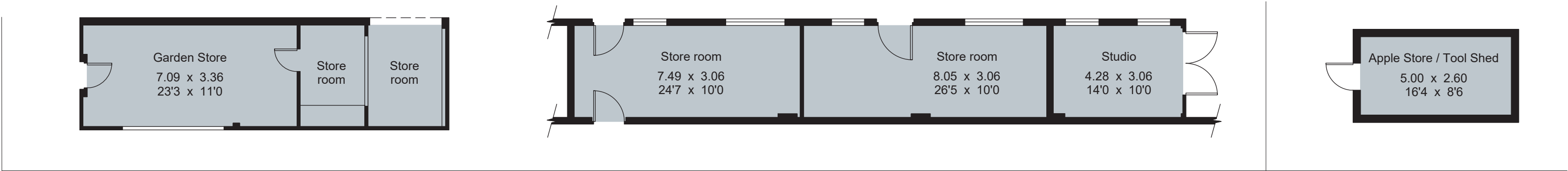




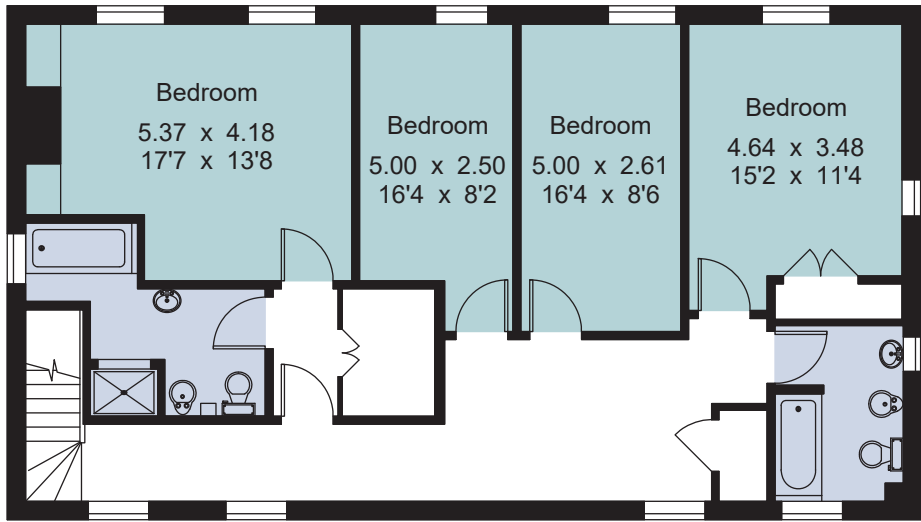


**The Walled Garden, Groombridge**  
**Gross internal area (approx)** 220.4 sq m / 2372 sq ft (excluding attic)  
**Playroom** 31.8 sq m / 342 sq ft  
**Garage Building** 49.8 sq m / 536 sq ft  
**Garden Store** 40.2 sq m / 432 sq ft  
**Outbuildings** 61.5 sq m / 661 sq ft  
**Apple Store / Tool Shed** 13.0 sq m / 140 sq ft  
**Total** 416.7 sq m / 4574 sq ft

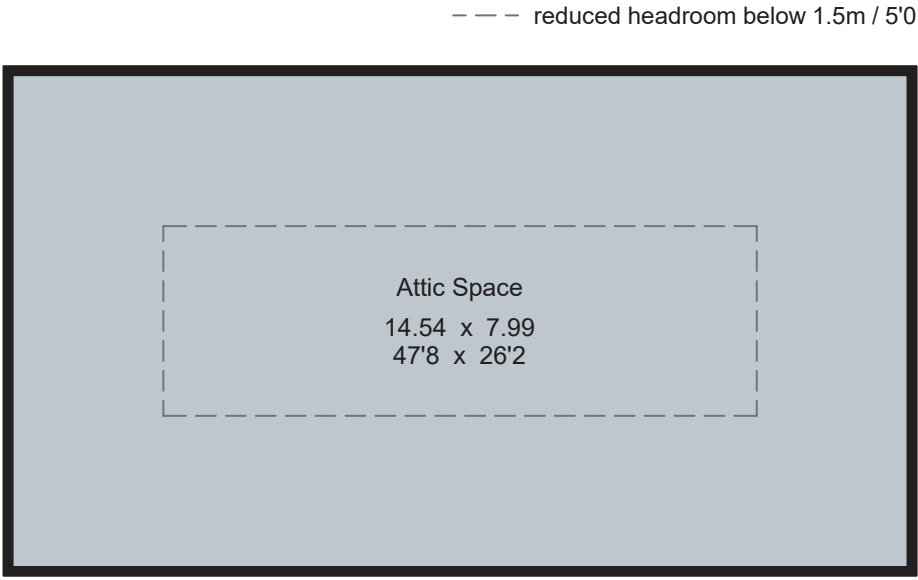
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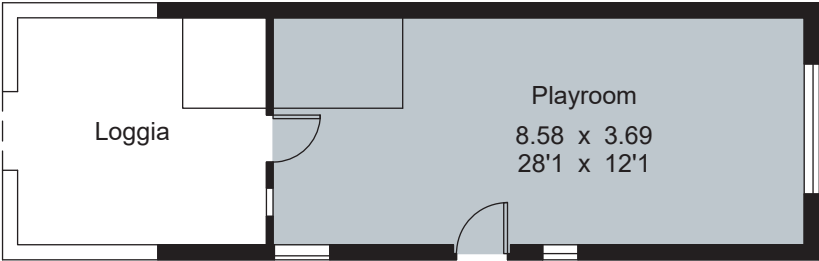
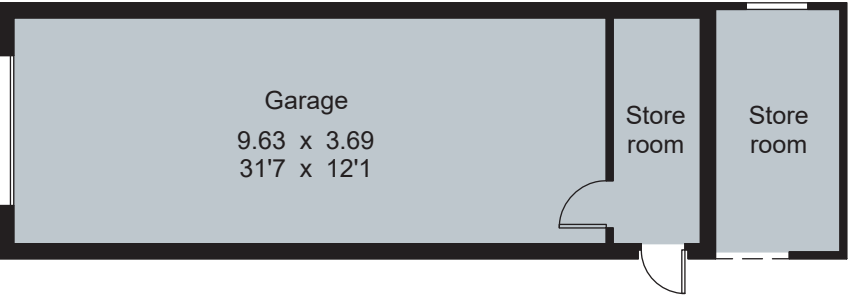
Ground floor



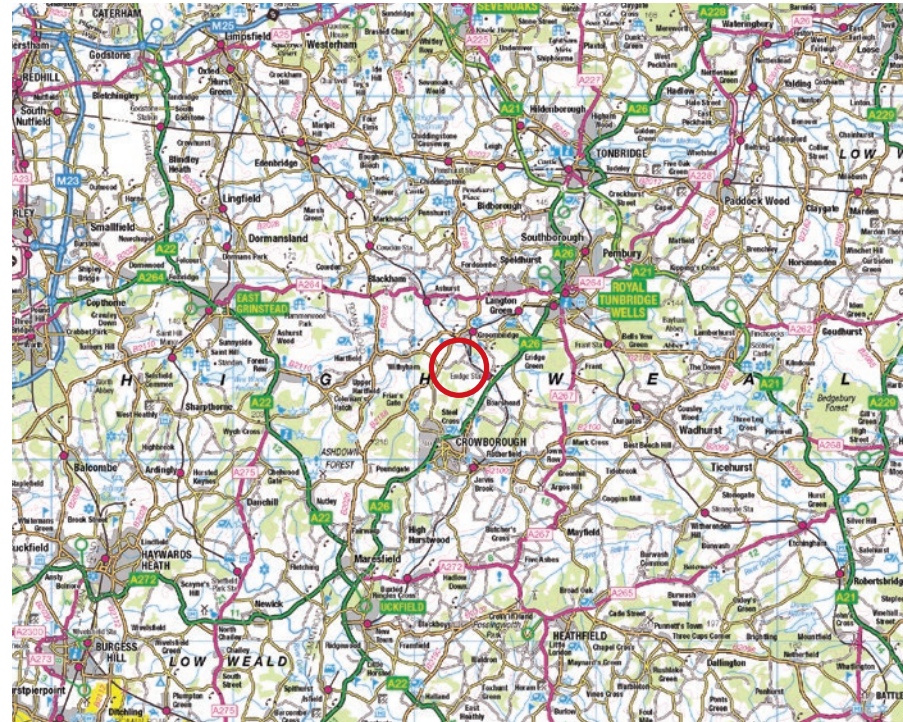
First floor



Second floor







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