



FROG HOLE FARM

FIVE ASHES • EAST SUSSEX





FROG HOLE FARM

FROG HOLE LANE • FIVE ASHES • MAYFIELD

EAST SUSSEX • TN20 6LB

A beautifully-presented character house enjoying a convenient rural setting within 10.27 acres of land,
together with a substantial detached Lodge House, studio and outbuildings

MAIN HOUSE:

entrance porch, reception hall, sitting room, dining room, garden room, kitchen/family room, cloakroom
master bedroom with en suite bathroom, 4 further bedrooms (one en suite), family bathroom, outside store room, EPC = E

DETACHED LODGE HOUSE:

kitchen/living room, dining room, cloakroom, 3 bedrooms, bathroom, EPC = E

detached triple garage, first floor studio/games room

4 timber stables, machinery store, wood store, poly-tunnel

park-like garden, orchard, fields

about 10.27 acres in total



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DESCRIPTION

Comprising a delightful and beautifully-presented character house, together with extensive secondary accommodation, Frog Hole Farm offers adaptable family accommodation in an exceptional rural setting.

Located in an Area of Outstanding Natural Beauty, Frog Hole Farm is set back off a country lane between the sought-after village of Mayfield, which lies under three miles to the north, and the market town of Heathfield, 3.6 miles to the south.

Originally forming two farm workers' cottages dating back to the 1800s, the property has been extended and improved to maximise the lovely south-facing aspect, with an outlook to all sides over the garden, fields and countryside beyond.

- There is a good choice of schools in the area, including Mayfield School for Girls and, for commuters, Buxted (4.4 miles) offers a regular service to London Victoria from 1hr 19 mins, or Crowborough (at Jarvis Brook 5.1 miles) to London Bridge in just over an hour. Further points of note include:
- stylish finish with contemporary fixtures and fittings, including bespoke oak joinery, marble flooring and well-appointed bath/shower rooms;

- two character reception rooms comprising a sitting room with wide inglenook fireplace fitted with a canopied wood burning stove and a terracotta tiled hearth and a dining room;
- garden room opening out to the terrace on the east side;
- light and spacious farmhouse-style kitchen/family room complete with an Aga and double doors out to the terrace. A wood burning stove in the family area creates comfortable space with a superb outlook and views to the south;
- dual-aspect master bedroom with a view to the south and an en suite bathroom with a large Jacuzzi spa bath;
- four further bedrooms, two on the north side with a view towards Mayfield and one with an en suite shower room. A family bathroom completes the accommodation in the house.

THE LODGE HOUSE

Built in 2015 and located away from the main house, the substantial and attractive oak-clad Lodge House enjoys a high degree of privacy and provides exceptional secondary accommodation comprising three bedrooms, a bathroom, a dining room and a large kitchen/living room opening out through bi-fold doors to a decked terrace.

STUDIO/GAMES ROOM

Alongside the Lodge is a detached oak-clad triple garage block with a bespoke oak staircase up to a spacious first floor studio/games room with roof skylights.

THE GROUNDS

Of particular note is the lovely setting, with an area of park-like garden accessed via a wide Indian sandstone terrace which wraps around the house and provides enviable space for outdoor entertaining.

Beyond the garden is an orchard and a large area of natural meadow land, with a bank of high hedging and mature trees to the boundaries, providing a high level of privacy to all sides.

Several useful outbuildings include four 12'6" x 10'2" timber stables, a machinery store, wood store and a poly-tunnel.

The approach to Frog Hole Farm is via a long tree-lined driveway through impressive wrought-iron gates from the lane, with an area of parking close to The Lodge and leading up at the end to the front of the house.



SITUATION

Frog Hole Farm lies 11.9 miles south of Tunbridge Wells, with the popular village of Mayfield 2.9 miles away, offering excellent local amenities including a convenience store, chemist, dentist, doctors' surgery, hairdresser, delicatessen, grocer, butcher, pubs and cafés. Heathfield (3.6 miles) has a choice of supermarkets and many individual shops.

State and private schools: Mayfield Primary School and Mayfield School for Girls. Preparatory schools include Skippers Hill Manor in near-by Five Ashes, Holmewood House in Langton Green and Bricklehurst Manor in Stonegate. Wadhurst, Crowborough and Heathfield have community colleges and independent senior schools include Bedes (Upper Dicker), Tonbridge, Sevenoaks and Eastbourne College.

Directions: From Tunbridge Wells head south on the A267 towards Eastbourne. On reaching the Mayfield roundabout after about 9 miles, continue on towards Heathfield. Having passed through Five Ashes, take the second turning on the left-hand side into Froghole Lane and the gates to the property will be seen after a short distance on the right-hand side.

SERVICES

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

OUTGOING

Wealden District Council: 01892 653311. Current tax band F.

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.



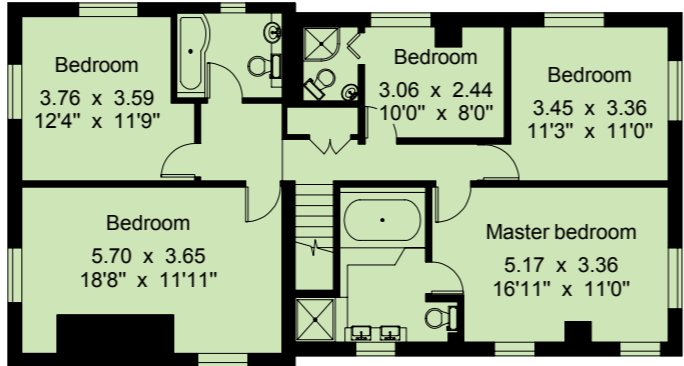
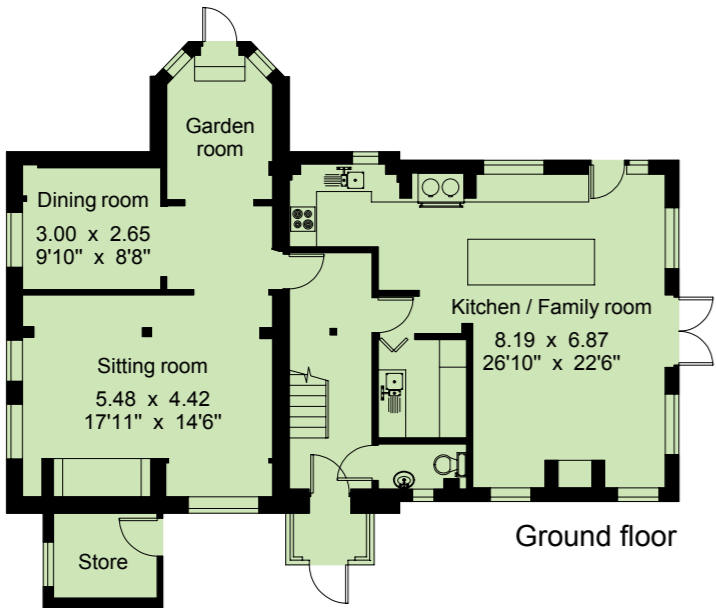


Frog Hole Farm, Five Ashes

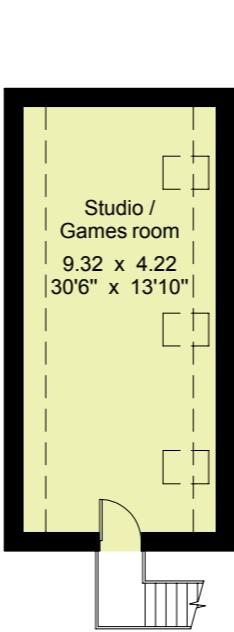
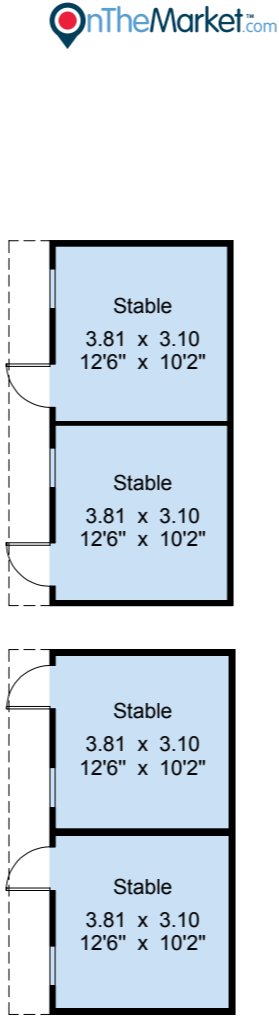
Gross internal area (approx.)

- House - 212.7 sq m (2289 sq ft)
- Stables - 58.6 sq m (630 sq ft)
- Studio / Games Room - 39.5 sq m (425 sq ft)
- Garage - 51.2 sq m (551 sq ft)
- Lodge House - 118.4 sq m (1274 sq ft)

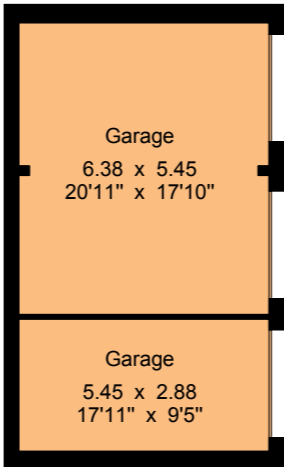
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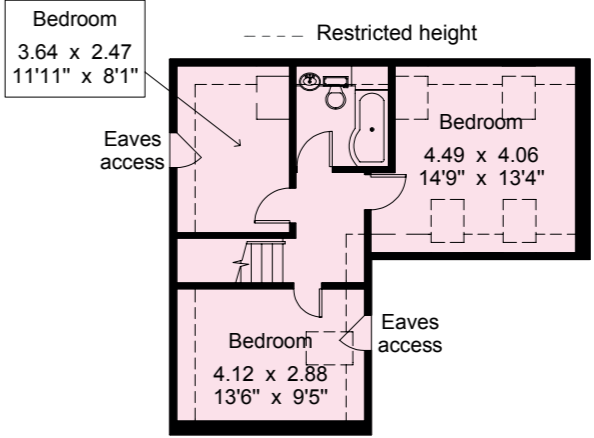
First floor



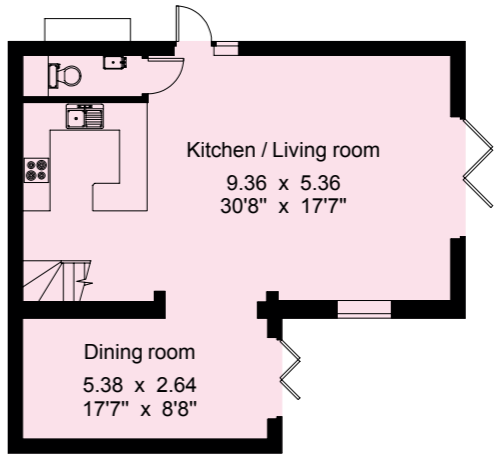
First floor



Ground floor



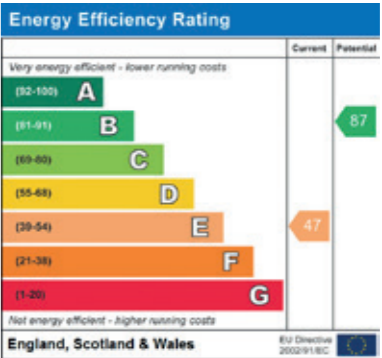
First floor



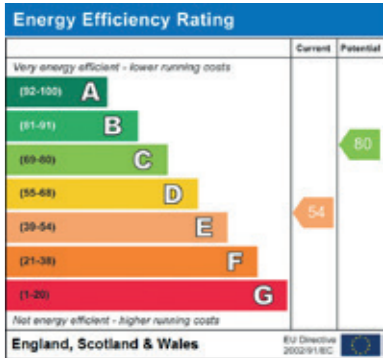
Ground floor



Frog Hole Farm



Frog Hole Farm Lodge



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