



PARKLANDS
ROTHERFIELD, EAST SUSSEX



PARKLANDS

YEW TREE LANE, ROTHERFIELD
EAST SUSSEX TN6 3QP

A spacious and attractive family house nestled within park-like grounds in a wonderful semi-rural, yet convenient, location

- reception hall
- sitting room
- dining room
- study
- kitchen/breakfast room
- garden room
- utility room
- cloakroom
- 6 bedrooms (one en suite)
- family bath/shower room
- detached triple garage with studio over
- garden
- park-like grounds
- all weather tennis court
- kitchen garden with Hartley Botanic green house
- pond
- meadow
- about 6.43 acres in total
- EPC = D

DESCRIPTION

An attractive traditional-style family house enjoying a delightful setting with a southerly aspect and an impressive gated long private driveway approach from the lane. The generously proportioned accommodation is well-presented, with a lovely outlook to all sides.

The pretty villages of Rotherfield and Mayfield, with their excellent local amenities, are about 1.4 and 2.7 miles away respectively, whilst Tunbridge Wells lies about 6.7 miles to the north. Crowborough mainline station at Jarvis Brook is about 2.9 miles from the property, enabling a commute to London Bridge from just over an hour. Further points of note include:

- impressive entrance hall with wood flooring and a central staircase rising up to the first floor;
- two principal reception rooms with wood flooring, comprising a triple aspect dining room with French doors out to the garden and a sitting room featuring a stone fireplace with a fitted alcove to either side;



- garden room off the sitting room with French doors out to the garden and a good-sized study enjoying a side view to the garden;
- country-style kitchen/breakfast room enjoying a southerly outlook, with an electric Aga, Butler sink, painted wood units with granite worktops and French doors opening out to the garden. A separate utility room provides space for appliances;
- dual aspect master bedroom on the south-easterly side with a view over the grounds, built-in wardrobes and an en suite bath/shower room;
- five further good-sized bedrooms, all with an attractive outlook, and a family bathroom complete the accommodation.

Garage/Studio

Located to the east side of the house is a triple bay garage with external steps up to a spacious first floor studio.

The Grounds

Of particular note is the lovely elevated position which Parklands enjoys, enveloped by attractive grounds of about 6.43 acres in total, with the principle rooms opening directly out to the garden.

The grounds slope down from the front of the house to the south through swathes of mature trees and shrubs under-planted with spring bulbs. A pretty pond and a meadow lie below, linking through to a field of about 2.37 acres from the top of which there is a lovely view towards Rotherfield village.

A kitchen garden, screened and sheltered by a low yew hedge, complete with a fruit cage, raised sleeper beds and a Victorian-style "Hartley Botanic" greenhouse, lie to the other side.

An all-weather tennis court abuts the northern boundary.

The property is approached from Yew Tree Lane via a private gated entrance with a long driveway approach to a parking and turning area in front.

SITUATION

Parklands is situated in a delightful semi-rural position at the end of a long private driveway off a small country lane about 1.4 miles from the village of Rotherfield. Local amenities include a G.P.'s. surgery, primary school, pharmacy, hairdresser, post office and general store, church and several public houses. Crowborough (3 miles) and Tunbridge Wells (6.7 miles) offer a good selection of supermarkets, high street shops and leisure facilities.

State and private schools: Rotherfield has its own well-regarded primary school. Preparatory schools include Skippers Hill Manor (Five Ashes), Bricklehurst Manor (Stonegate) and Holmewood House (Langton Green). Senior schools include The Beacon Academy (Crowborough) and Heathfield and Uplands (Wadhurst) community colleges, Kent grammar schools in Tunbridge Wells (entry via academic performance in the 11 plus) and independent schools in Mayfield, Tonbridge, Eastbourne and Upper Dicker (Bedes).

Mainline rail: Crowborough (at Jarvis Brook, 2.9 miles) with services to London Bridge from just over an hour. Wadhurst (5.5 miles) and Tunbridge Wells (6.7 miles) offer frequent services to London Charing Cross and Cannon Street (via Waterloo East and London Bridge).

Communications: The A22 and the A26 to the west and the A21 to the east provide access to the south coast and the M25 and thereby to the national motorway network, Gatwick and Heathrow airports, the Channel Tunnel and coastal ports.

Directions: From Tunbridge Wells, head south on the Frant Road (A267). Continue through Frant village and Mark Cross. About 1.2 miles after the crossroads at Mark Cross, take the right turn into Yew Tree Lane. Continue on Yew Tree Lane and the entrance gates to Parklands will be found after about 0.2 miles on the right-hand side.

Services: Oil-fired central heating, mains water and electricity and 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.





Parklands, Yew Tree Lane

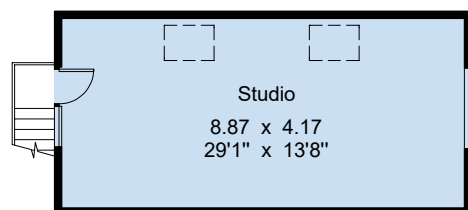
Gross internal area (approx.)

House - 295.0 sq m (3175 sq ft)

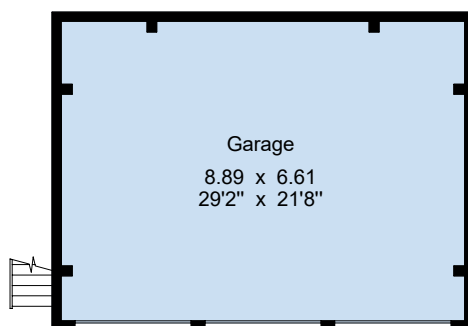
Garage / Studio - 95.7 sq m (1030 sq ft)

For identification only - Not to scale

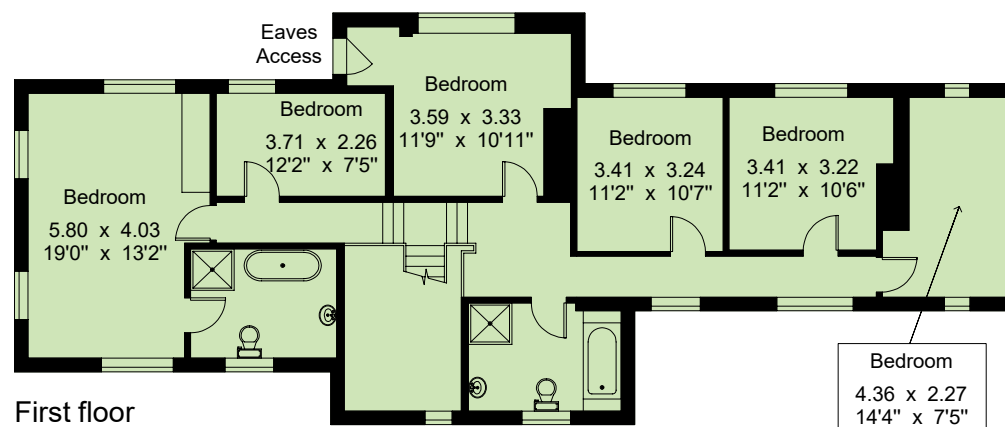
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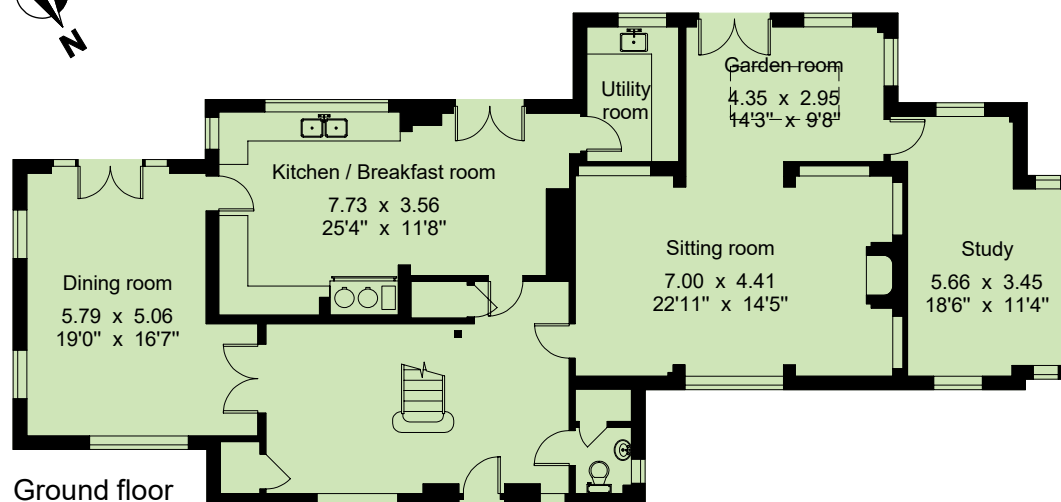
First floor



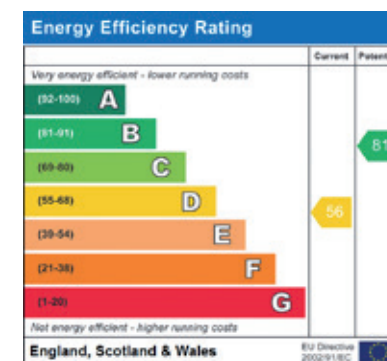
Ground floor



First floor



Ground floor



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