

WINDLESHAW HOUSE

WITHYHAM ✕ EAST SUSSEX





WINDLESHAW HOUSE & WINDLESHAW EAST

BEECH GREEN LANE, WITHYHAM, HARTFIELD, EAST SUSSEX TN7 4DB

A notable Arts and Crafts country home
within extensive gardens and grounds in this convenient location

TOTAL ACCOMMODATION OF 7,104 SQ FT COMPRISING:

WINDLESHAW EAST

GROUND FLOOR

private side entrance, study, snug, office
utility room, pantry, cloakroom

FIRST FLOOR

double bedroom, bedroom/study, kitchenette, bathroom

SECOND FLOOR

double bedroom, bathroom, dressing room

cellar

EPC = F

WINDLESHAW HOUSE

GROUND FLOOR

entrance hall, sitting room, dining room,
formal drawing room, kitchen/breakfast room,
cloakroom, potting shed/store room

FIRST FLOOR

4 double bedrooms, 2 bathrooms (1 en suite)

SECOND FLOOR

2 double bedrooms (1 en suite), attic sitting/dining room
with kitchen/breakfast room off, shower room

EPC = F

garage/workshop, garage 2, outbuilding, log store, summerhouse, extensive gardens,
tennis/croquet lawn, woodland, paddock, pond, long drive-way approach

DESCRIPTION

Windleshaw House is a bespoke Arts and Crafts family home designed and built between 1906 and 1908 by one of the period's renowned innovators, William Arthur Smith Benson, as his own home.

Benson studied Classics and Philosophy at Oxford and combined his love of art and engineering by serving an architectural apprenticeship. Sir Edward Burne-Jones, the Pre-Raphaelite painter, encouraged his creative flair and through him he met William Morris. Benson began making and selling his metal work including lamps and teapots, mostly in copper and brass, to great acclaim and his work is exhibited at the V&A museum.

Although unlisted, there is much documented history about Windleshaw House which was a labour of love for Benson. The house sits proudly in an elevated position within park-like grounds with far-reaching views towards the hills of the Ashdown Forest and the stunning symmetrical design in yellow sandstone with its castellated touches creates an air of theatre. The house allowed Benson an opportunity to showcase his skills with the creation of bespoke fittings including the intricate wrought iron window frames which feature throughout.

Windleshaw House was latterly divided into Windleshaw House and Windleshaw East, creating several living spaces for shared occupation and now offers a wonderful opportunity to restore this special home as a whole, or to utilise the adaptable layout as required.

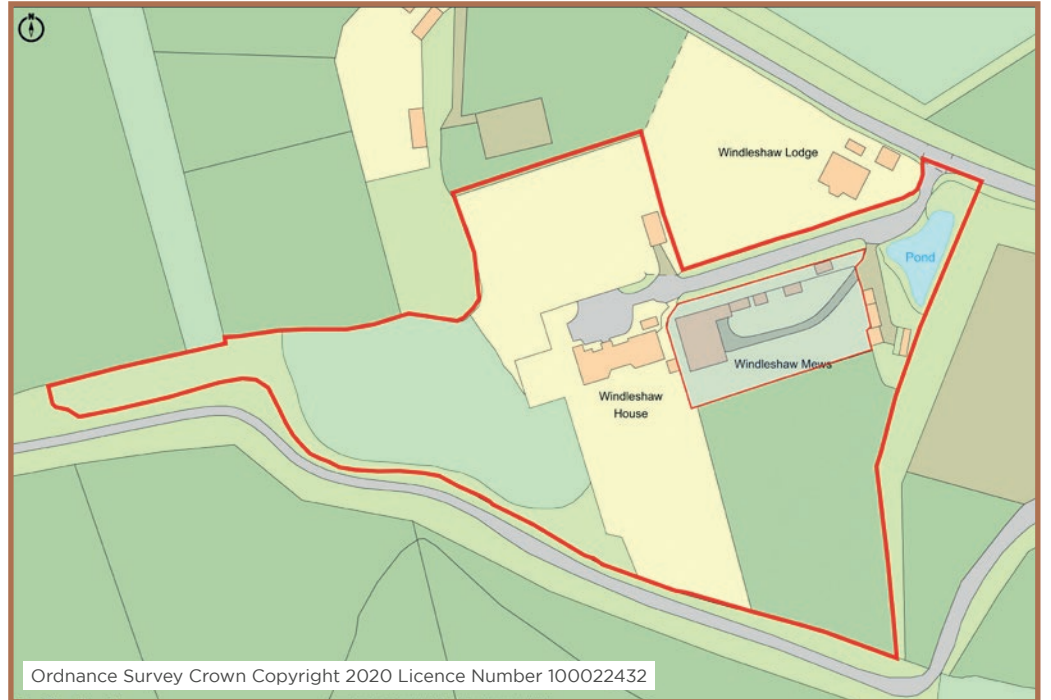
The principal rooms are intact, beautifully proportioned, full of light and fitted with a wealth of bespoke joinery, including a dramatic curved Japanese oak staircase rising up to the first floor, a Borneo cedar sideboard and architraves in the dining room and several magnificent feature fireplaces.

The grounds are a major feature, creating a wonderful backdrop for the house and providing a high level of privacy with a southerly aspect and bordering farmland to the rear. Extensive lawns are fringed by mature trees to the boundary including a line of majestic lime trees beyond the tennis or croquet lawn on the northern side. Meandering paths effectively link the areas, passing a deep wooded dell. A delightful octagonal summer house provides a vantage point where the far reaching rural views can be appreciated and there is a fenced paddock.









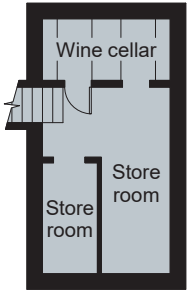
WINDLESHAW HOUSE & WINDLESHAW EAST, WITHYHAM

Gross internal area (approx) 660.0 sq m / 7104 sq ft

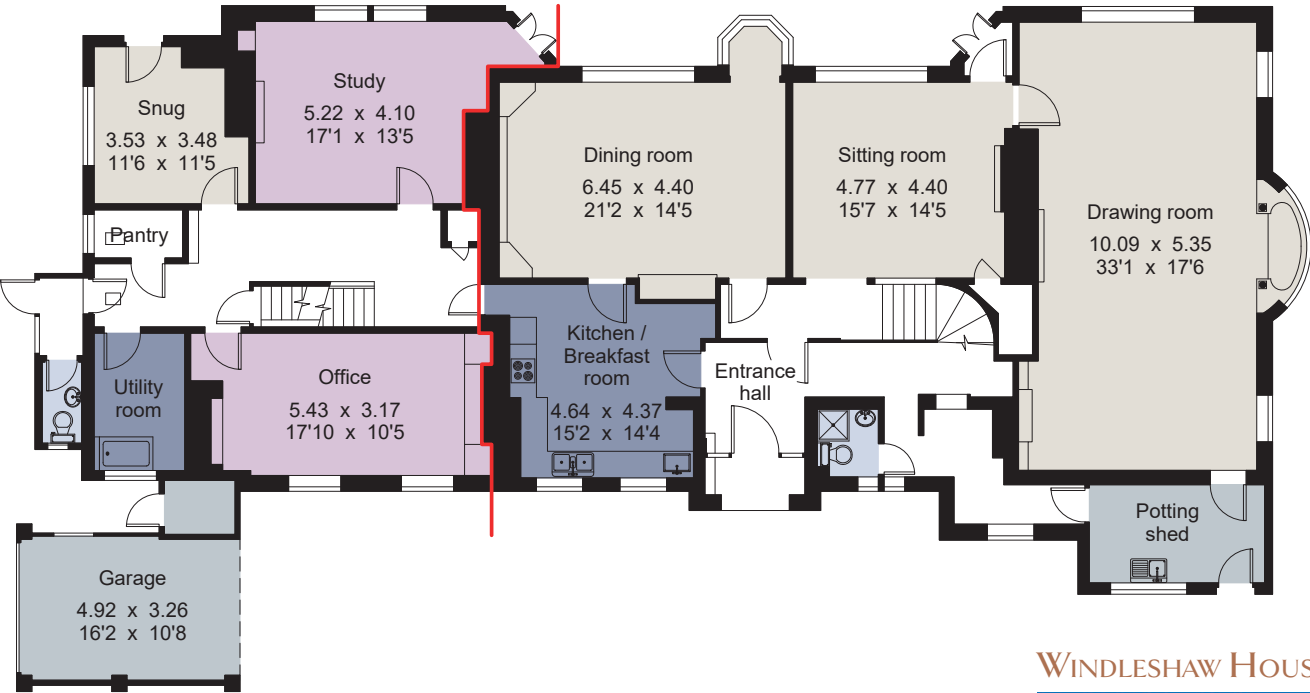
Cellar 17.8 sq m / 191 sq ft

Garage 16.4 sq m / 176 sq ft

Total 694.2 sq m / 7471 sq ft

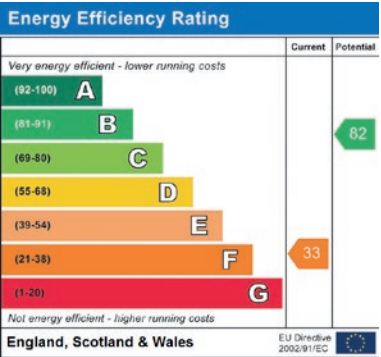


Cellar

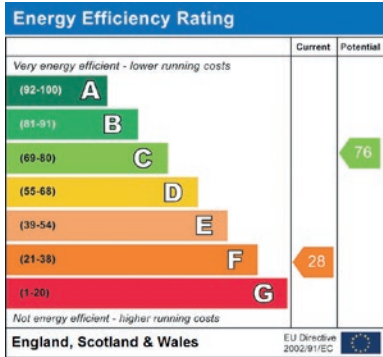


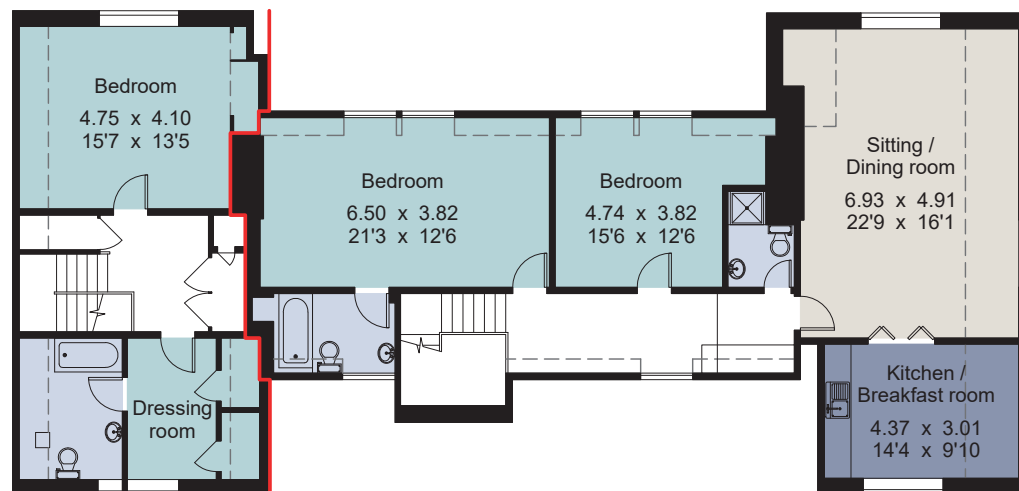
Ground floor

WINDLESHAW EAST



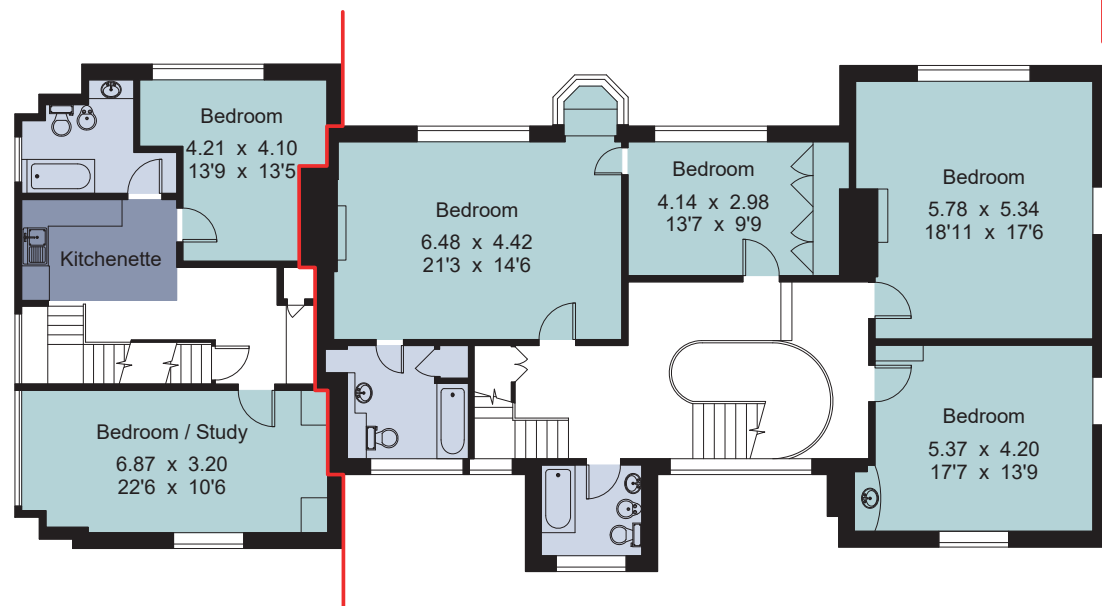
WINDLESHAW HOUSE





Second floor

----- reduced headroom below 1.5m / 5'0



First floor

SITUATION

Windleshaw House and Windleshaw East are located in an Area of Outstanding Natural Beauty about 1.3 miles via a small country lane from the charming village of Withyham which has a well-regarded primary school, church, village hall and cricket club. The property is approached via a long tree-lined gravel driveway which, at the start, also serves Windleshaw Mews and Windleshaw Lodge originally part of the estate and now under separate ownership.

For commuters, Ashurst mainline railway station is just three miles away, with direct services to London Bridge, whilst Tunbridge Wells (eight miles) has services to London Bridge, Waterloo East, Charing Cross and Cannon Street.

Groombridge (3.9 miles) and Hartfield (2.4 miles) both offer a good choice of local amenities including village schools. Tunbridge Wells with its excellent cultural, leisure and shopping opportunities is about eight miles to the north and the historic Ashdown Forest is about 2.5 miles. The area is superb for walking and cycling, with access to the High Weald Landscape Trail nearby. More comprehensive amenities are available in Crowborough (about 5.6 miles) and East Grinstead (about 8.4 miles).

PRIVATE AND STATE SCHOOLS

St Michael's Primary School in Withyham, Ofsted Rating "Good", preparatory schools include Holmewood House (Langton Green), Rose Hill (Tunbridge Wells), Ashdown House, Brambletye and Michael Hall Steiner Waldorf (Forest Row). Independent senior schools in Tunbridge Wells, Sevenoaks, Mayfield and Eastbourne.

COMMUNICATIONS

The A22 provides access to the M25 and thus London and the suburbs, the south coast, Gatwick and Heathrow airports and the Channel Tunnel Terminus.

AGENT'S NOTE

Private drainage: Our clients have had the private sewage system to both properties surveyed and produced a proposal to meet current requirements and this is available on request.

Land Registry Title: Windleshaw House and Windleshaw East are currently registered under two separate titles: ESX32684 and ESX180149.

SERVICES

Oil-fired central heating. Mains water, electricity, Private drainage (see Agent's note).

OUTGOINGS

Wealden District Council: 01892 653311. Tax Band H.

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, their clients and any joint agents 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 November 2019 Brochure prepared June 2020

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