



# A wonderful edge of village family house

Duckings, Blackboys, East Sussex TN22 5JA

Freehold









Reception hall with stairs and cloakroom, open plan to dining room • sitting room with enclosed sun loggia • family room opening to kitchen/breakfast room • store room • wine store • boot room and boiler room • principal bedroom with en-suite bathroom • guest bedroom with en-suite bathroom • three further first floor bedrooms and family bathroom • spiral to top floor attic bedroom with bathroom • a total of 6 bedrooms and 4 bathrooms.

Extensive gardens and grounds of about 5.6 acres • incorporating a swimming pool and tennis court • outbuilding providing a games room • studio • cloak/shower room and kitchen • nearby open pole barn garaging • picturesque four-bay period open fronted cart lodge (with planning for conversion) • front and back drives

#### Local Information

Duckings is located to the edge of the village of Blackboys approached via its entrance drives, from either the Lewes Road (B2192) or Stonebridge Lane. This small village is well known for the Blackboys Inn, dating from the 1300s and has its own primary school. Shopping and entertainment amenities can be found nearby at Uckfield and Heathfield, both reached within about 4.4 miles. Main towns in the vicinity include Lewes to the south-west, about 10 miles, Tunbridge Wells to the north and Haywards Heath to the west, both being about 16 miles and with mainline stations providing commuting options to London. However, the nearest London station is Buxted, just over 3 miles away. Secondary schooling is available at Heathfield and Uckfield community colleges, with private schooling at Mayfield School for girls,

Tonbridge to the north for boys and there are co-ed options at Eastbourne, Brighton and Bedes at Upper Dicker.

#### Agent's Note

We draw your attention to the recently confirmed planning application off the Framfield Road in Blackboys, close to the top of Stonebridge Lane. This is an outline application for up to 50 new homes. The proposed buildings are a good distance away from Duckings itself, and the access is from the Framfield Road but, as the landholding at its extreme borders the Duckings boundary, we would therefore anticipate that this will flag-up in a buyers solicitors search - WD/2020/0700/MAO.

A public footpath runs along the length of the driveway as illustrated in blue on the accompanying boundary plan..





### About Duckings

Grade II listed and originally dating from the 16th century, with modern alterations and extensions, this charming character family house was once an even larger estate, but retains exceptional infrastructure, including substantial outbuildings and a generous land-holding, where the present owners have recently planted a large number of fruit trees.

The house itself offers an abundance of character, with spacious light rooms, exposed timbers and generous ceiling heights, including vaulted beamed ceilings to the two main bedrooms. The accommodation offers a surprising modern, open-plan layout downstairs and also has a good ratio of bedrooms to bathrooms upstairs.

The property benefits from an attractive setting which greatly adds to its appeal, with dual approach driveways. One of these is very long, giving access off Stonebridge lane and also accesses the secondary outbuilding. The other drive is shared, with right of way for the neighbouring property, leading down to an approach off the Lewes Road (B2192).

The rear garden and grounds are very special, having been attractively laid out with specimen shrubs and some magnificent mature trees. Amenities include a beautifully set swimming pool and tennis court, with a shower/changing room in the cart lodge and also the secondary outbuilding, which provides supplementary accommodation and would make an excellent party venue, or home office.

In addition, there is the option to convert the open bay cart lodge, at the end of the formal garden behind the house into an annexe - see planning reference WD/2021/1207F.

### Directions

From Tunbridge Wells, head south on the A267 for about 12.5 miles, through Frant and Mark Cross, by-passing Mayfield and heading through Five Ashes. Before Cross-in-Hand, turn off to the right onto Mayfield Flat (B2012), turning right again at the end of this stretch of road to stay on the B2012 heading towards Blackboys. Proceed on this road into Blackboys, passing The Blackboys Inn on your right, and continue down the hill, looking out for Stonebridge Lane on the right. Turn here and drive up the lane looking out for an entrance on the right, marked as Duckings

### Services

Mains water and electricity, private drainage, oil-fired central heating

### Outgoings

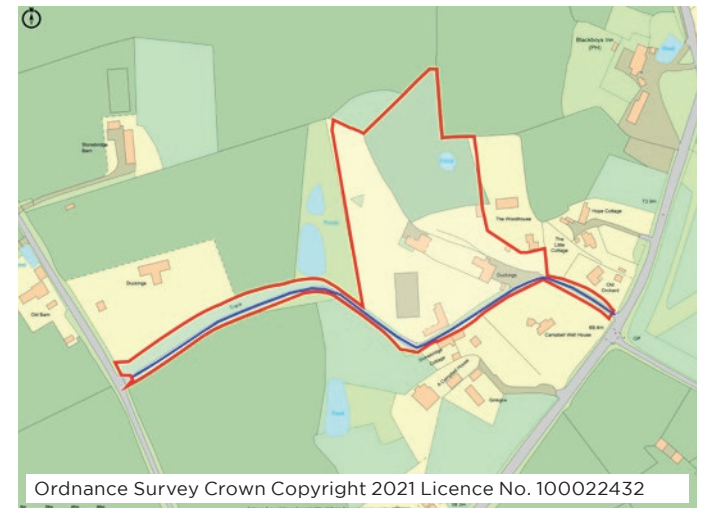
Wealden District Council (01323) 443322, Tax Band 'H'

### Viewing

Strictly by appointment with Savills.









**Duckings, Blackboys**

**Gross internal area (approx)** 404.2 sq m / 4350 sq ft

**Outbuilding** 175.3 sq m / 1886 sq ft

**Guest Lodge** 60.0 sq m / 645 sq ft

**Total** 639.5 sq m / 6881 sq ft



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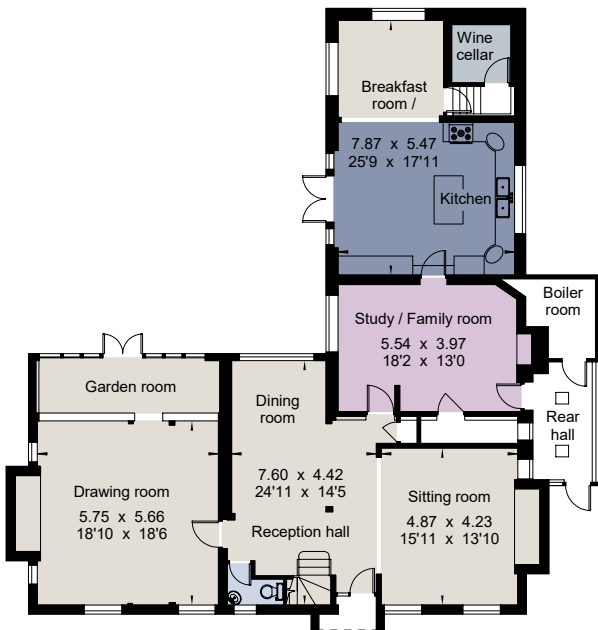
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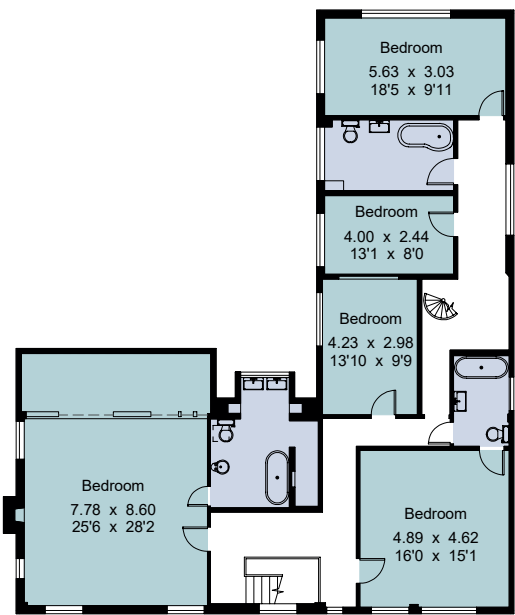


Ground floor

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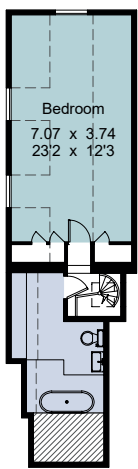
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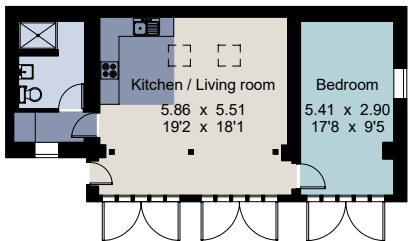


First floor

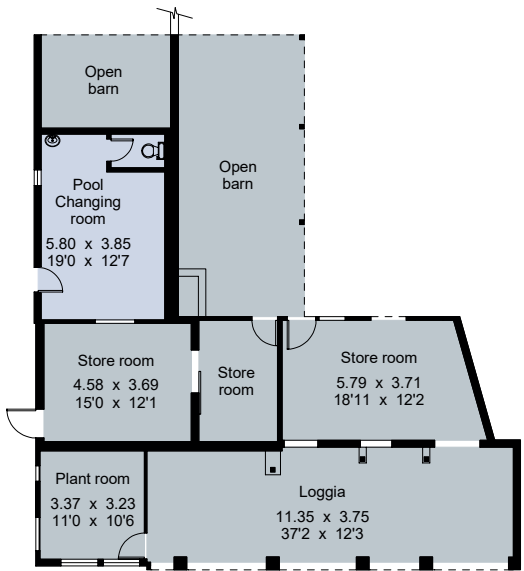
----- reduced headroom below 1.5m / 5'0



Second floor



Guest Lodge



Outbuilding