



A 'mini-farmstead' in this delightful & highly regarded rural setting

Sheepstreet Lane, Etchingham, East Sussex, TN19

Guide Price £1,500,000 Freehold



Idyllic setting on the edge of a thriving village and well placed for a mainline station • Kitchen/breakfast room, utility room, ground floor wc • Charming detached farmhouse, with three double bedrooms and two bathrooms, three reception rooms • Detached garaging with adjoining office • Cart store and two stables, workshop with stores, greenhouse • Formal gardens and paddock, with approximately 7.5 acres

Local Information

Fox Farm is located on the edge of the pretty and bustling village of Ticehurst, in the High Weald Area of Natural Beauty, with amenities including The Bell Public House, village store with post office, greengrocers, art gallery, Buy The Weigh (a zero-waste shop), Chemist, Hairdressers, Village Hall, St Mary's Church and The Greedy Goat café. Ticehurst is also home to Pashley Manor Gardens and Dale Hill Golf Course and Hotel, a well-known course designed by Ian Woosnam.

The village of Wadhurst also has an excellent choice of local amenities including a primary and secondary school, Jempsons supermarket, two public houses, Indian restaurant, and Tunbridge Wells just over 12 miles away offers more comprehensive shopping, further amenities, theatres and restaurants; near-by Bedgebury National Pinetum and Forest is a popular local attraction, as is Bewl Water for cycling, sailing, fishing and rowing.

A major asset is the proximity to the mainline rail services: Etchingham (just 2 miles away) has parking available and services to London Bridge, Charing Cross and Waterloo East from about 64 mins, or Wadhurst on the same line with a journey time from about 52 mins.

Bus: Regular bus services operate from Ticehurst to Wadhurst and Tunbridge Wells.

State and private schools: Stonegate C of E Primary School, Uplands Community College (Wadhurst). Preparatory schools include, Marlborough House and St Ronan's (Hawkhurst), Rose Hill (Tunbridge Wells), Holmewood House (Langton Green), and The Schools at Somerhill (Tonbridge). Independent senior schools in Tunbridge Wells, Sevenoaks, Tonbridge, Eastbourne, Bedes in Upper Dicker, Benenden Girls School and Mayfield Schools for Girls.



About this property

Fox Farm presents a rare and wonderful opportunity to secure a charming home in this delightful countryside setting, with wonderful far reaching views with a generous, but still manageable landholding and a collection of very useful outbuildings.

The attractive, detached, unlisted farmhouse is light and spacious and well-presented throughout with charm and character in abundance; the property which has undergone some updating and refurbishment in the last few years still offers considerable scope for further improvement and updating subject to any necessary consents, allowing a new owner to put their stamp on the house as they wish.

The farmhouse provides a flexible ground floor layout; the sizeable and welcoming sitting room with feature fireplace is open to the conservatory which has direct access onto the terrace and is a wonderful spot from which to take in the outlook over the gardens and neighbouring countryside. The dining room also has direct access through French doors onto the terrace.

The kitchen/breakfast room also has direct access to the outside. There is a utility room, ground floor cloakroom and a study completing the accommodation.

On the first floor the principal bedroom has an en suite bathroom and dressing room; there are two further double bedrooms and a separate bathroom.

Outside: Fox Farm enjoys a high degree of privacy, comfortably set back from Sheepstreet Lane with a gated approach and long private drive.

The property much benefits from a beautifully kept and well-established formal garden with glorious views, a large pond, surrounded by many impressive specimen plants.

Of particular note Fox Farm offers a collection of very useful outbuildings. There is a large cart store and two stables, neatly placed next to the large paddock of some 5 acres. There is a detached workshop, with separate machine, wood and tool stores.

The garage has space for two cars and adjoining store area, there is also a sizeable office to the rear, with a separate entrance, which has a wc and offers much scope for further development into a home office or possible ancillary accommodation subject to any necessary permissions.

Tenure - Freehold

Local Authority - Rother District Council, Bexhill-On-Sea

Council Tax - Band = G

Energy Performance
EPC Rating = E

Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Office.
Telephone: 01892 507 000.





Sheepstreet Lane, Etchingam, East Sussex, TN19
Gross Internal Area 2094 sq ft, 194.5 m²
Outbuildings Totaling 2193 sq ft, 203.8 m²

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Fox Farm, Etchingam
Gross internal area (approx) 194.6 sq m/ 2094 sq ft
Outbuildings 203.8 sq m/ 2193 sq ft
Total 398.4 sq m/ 4287 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	44	83
A		
(81-91)		
B		
(69-80)		
C	44	83
(55-68)		
D		
(39-54)		
E		
(21-38)	44	83
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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