

CASTLE HILL HOUSE

ROTHERFIELD • EAST SUSSEX







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An impressive country house with wonderful parkland grounds and superb views

Wadhurst 7 miles • Tunbridge Wells 8 miles • London 53 miles
(Distances approximate)

Accommodation Summary

Reception hall • Drawing room • Dining room • Orangery • Study • Kitchen/breakfast room • Utility/laundry room • Cellar

6 bedroom suites • Study/bedroom 7

Separate wing with sitting room, kitchen, 2 bedrooms, bathroom

Quadruple garage with office and 1 bedroom flat above • Further garage block with space for 4 cars and machinery store
2 bedroom cottage above with sitting room, dining room, kitchen and 3 bathrooms

Swimming pool • Tennis court • Tree house • Outbuildings and barn suitable for use as stables • Terracing
Stunning parkland grounds including lakes, ponds, poplar avenue, formal and informal gardens, woodland, kitchen garden
A wonderful collection of specimen trees and shrubs, extensive wildlife, wonderful views

Main house: 9,184 sq ft (853 sq m)
Outbuildings: 4,660 sq ft (433 sq m)

In all about 39 acres (15.6 HA)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

- Castle Hill House is situated just south of the pretty village of Rotherfield, set in the heart of the High Wealden designated Area of Outstanding Natural Beauty, in wonderful rolling countryside.



The village provides all daily needs and includes a shop and a pub with nearby Tunbridge Wells offering more extensive facilities. This area is well served with road and rail links with easy access via the A267 to Tunbridge Wells, the M25 and the A22 to the south coast.



There is a train service from Wadhurst (7 miles) and Tunbridge Wells (8 miles) to London Cannon Street (from 1 hour 4 minutes and 54 minutes respectively).



M25 (J5) 24 miles



London Gatwick 26 miles, London Heathrow 57 miles



There is an excellent range of independent schools in the area, including Cumnor House, Danehill, Brambletye, East Grinstead, St Leonard's Convent School for girls, Holmewood House School at Langton Green and Bede's at Upper Dicker.



Golf at Dewlands Manor, Rotherfield, Nevill Golf Club at Tunbridge Wells, The Royal Ashdown at Forest Row and The East Sussex National at Uckfield.

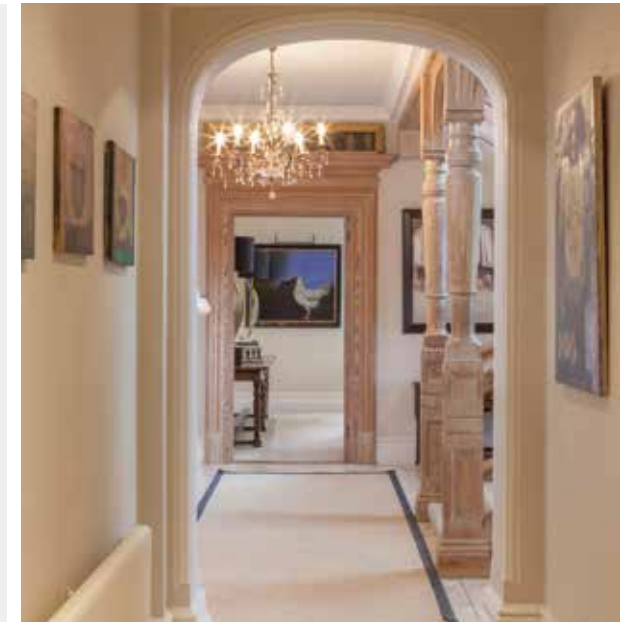


Racing can be enjoyed at Goodwood and Lingfield.



Castle Hill House

- Castle Hill House is a superb period country house, presented to a high standard and located just south of the much coveted village of Rotherfield. It occupies an elevated position enjoying a stunning outlook over the gardens and grounds and with distant westerly views beyond.
- The house offers generous accommodation and enjoys many fine architectural features throughout. The grand galleried reception hall with solid oak staircase provides an impressive sense of arrival and leads to the principal reception rooms, including the well-proportioned and double aspect drawing room, the dining room with beamed ceiling and wooden flooring, the panelled study and the beautiful orangery with double doors leading to the vast entertaining terrace.
- The stunning bespoke kitchen / breakfast room is perfectly designed for a family and has further doors to the terrace allowing for easy al fresco dining. The kitchen also gives access to the utility room, laundry room and cellar with a boiler room, store room and wine store, and rear hall beyond. The rear hall in turn leads through to a separate wing with a large sitting room, two double bedrooms and a kitchen. This immaculately presented area works equally well for staff or guest accommodation.
- Upstairs the bedroom accommodation is well arranged over two floors and again is of generous proportions with 6 bedroom suites. The master bedroom suite, four further bedroom suites and study/bedroom are on the first floor with a further bedroom suite on the second floor.

















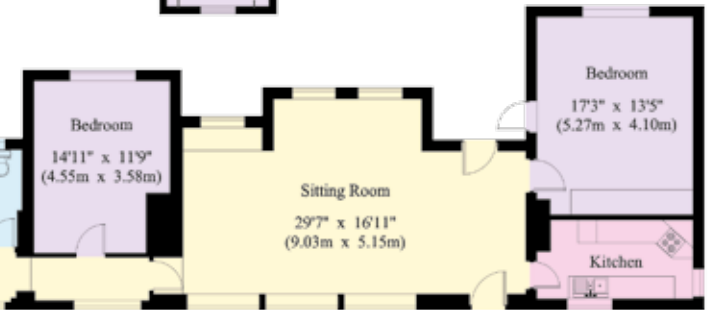
First Floor

Approximate Gross Internal Floor Area
House: 853.3 sq.m. / 9,184 sq.ft.

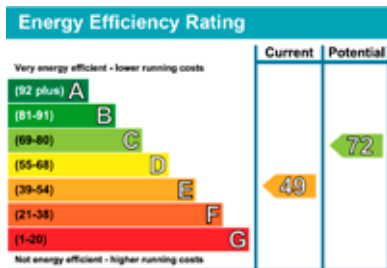
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



Ground Floor



Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Ancillary accommodation

- From the graveled parking area a tarmac drive leads down to a quadruple garage block with an office, double bedroom, bathroom and sitting room with scope for a kitchenette above accessed via a separate door.
- Adjacent is a further two bedroom flat, perfect for staff accommodation, with a double garage and machinery store below

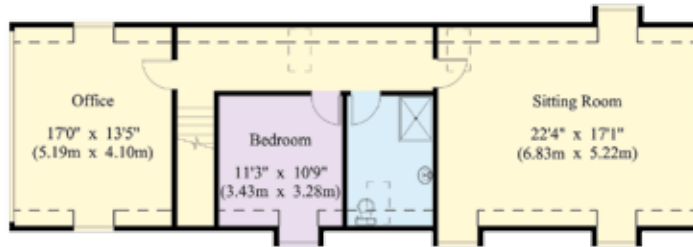


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

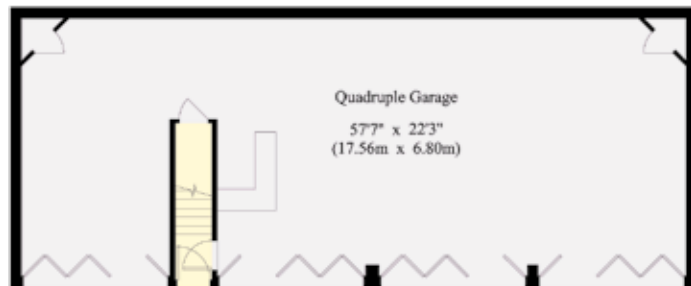
Approximate Gross Internal Floor Area

Garage Block 1: 215.5 sq.m. / 2,319 sq.ft.

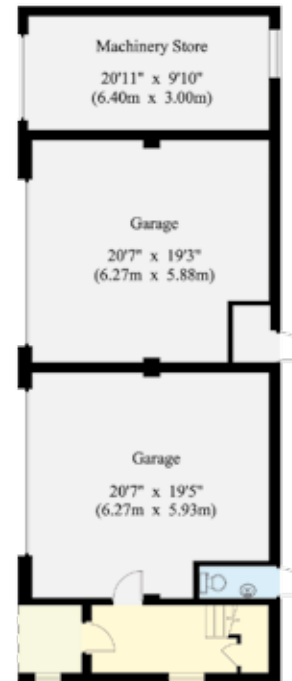
Garage Block 2: 217.5 sq.m. / 2,341 sq.ft.



Garage Block 1
First Floor



Garage Block 1
Ground Floor



Garage Block 2
Ground Floor



Garage Block 2
First Floor

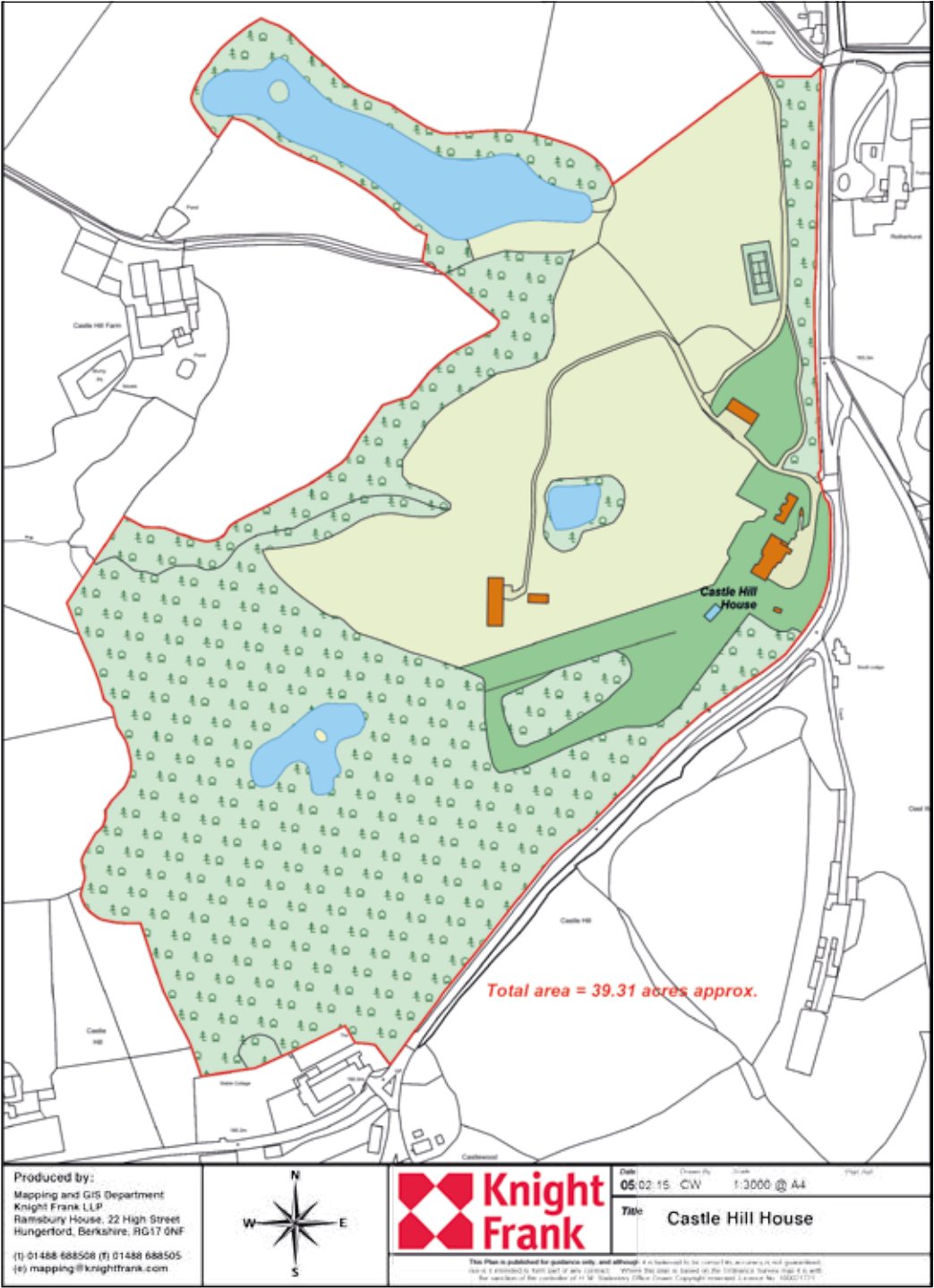


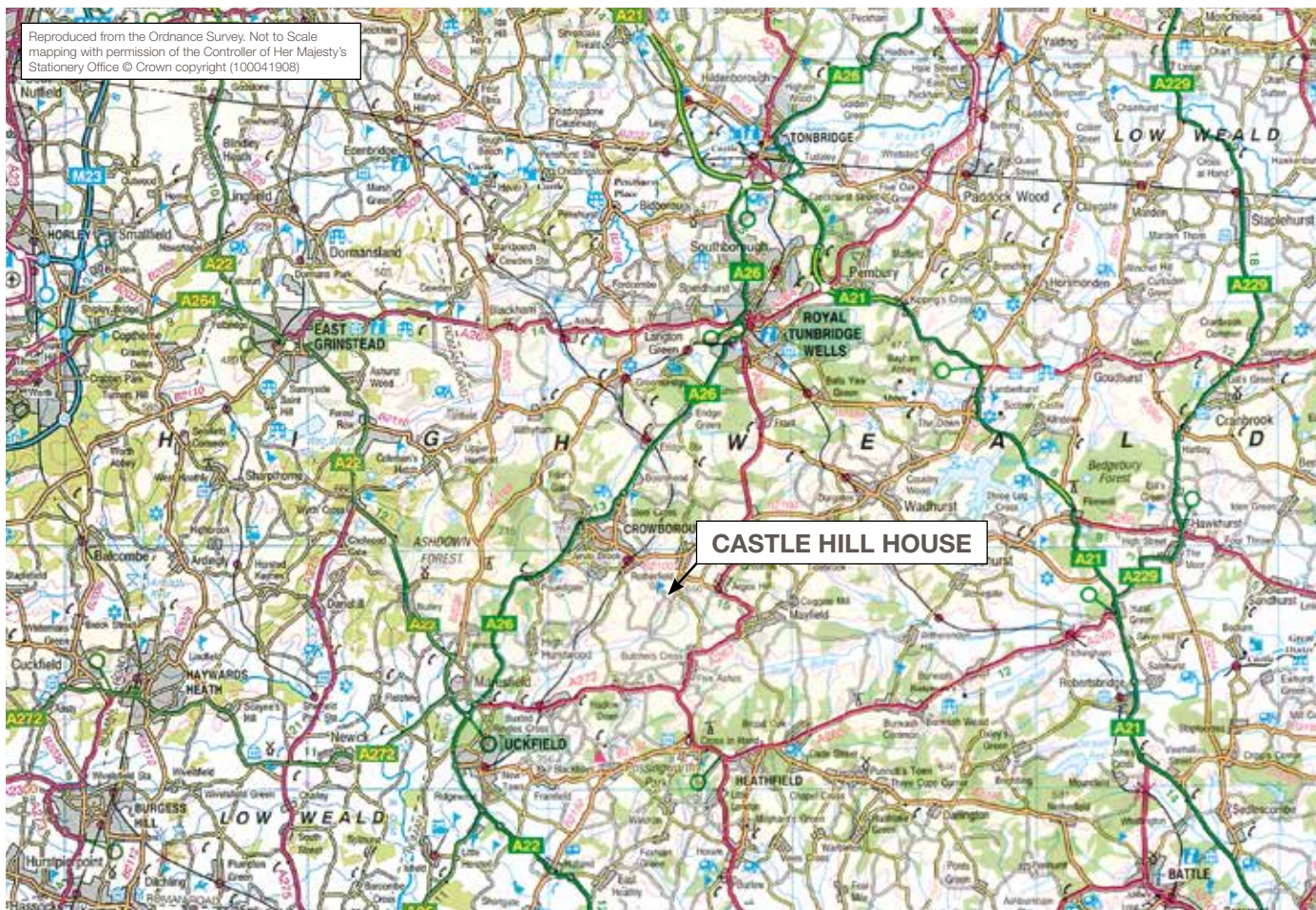


Gardens and Grounds

- The gardens and grounds are undoubtedly a very impressive feature of Castle Hill House and have been lovingly enhanced and maintained by the current owners. They feature an abundance of bird and wildlife and have complete seclusion and privacy.
- There are wide expanses of lawn, wonderful rolling parkland interspersed with a fantastic collection of specimen shrubs and trees. There is a good belt of attractive bluebell filled woodland and a series of lakes including one which extends to about 2 acres. To the west of the house is a swimming pool area with a pergola covered terrace, and wonderful views of the avenue of poplar trees with a large tree house tucked out of sight.
- There is an impressive kitchen garden, green house and a tennis court located in a fabulous setting with simply stunning views.
- The entrance is just off Castle Hill, and through imposing wrought iron electric gates with brick pillars, which lead to a large graveled parking area at the front of the house.
- To the south of the house is a working area with machinery stores and a barn which has been built to accommodate loose boxes. These are well screened from the main gardens.







Services

Mains electricity and water. Oil and gas tanks.
Private drainage.

Fixtures & fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Local authority

Wealden District Council: 01323 443322

Directions (TN6 3RR)

From Junction 5 of the M25, take the A21 to Tonbridge. Leave the A25 at Tonbridge (South) exit and join the A26 to Tunbridge Wells. Go through Tunbridge Wells and turn onto the A267 towards Frant and on the southern side of Mark Cross, turn right onto the B2100 to Rotherfield. At the crossroads in Rotherfield turn left onto the B2101. After 0.4 miles, the road becomes Mayfield Road. Stay on it and after 0.6 miles, the entrance to Castle Hill House will be on the right.

Viewings

Viewing is strictly by appointment only via Knight Frank LLP or Savills.

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