



Campfield House

Powdermill Lane, Battle, East Sussex, TN33 0SY

Batcheller
Monkhouse

CAMPFIELD HOUSE

AN IMPRESSIVE SMALL COUNTRY ESTATE

Comprising a handsome and beautifully presented Victorian country house of 5,133 sq ft, refurbished to a high standard in recent years, together with a detached cottage, impressive equestrian facilities and southerly views over its own gardens and pasture land of about 24 acres.

AVAILABLE AS A WHOLE OR IN TWO LOTS.

- Reception Hall
- Cloakroom
- Drawing Room
- Sitting/TV Room
- Dining Room
- Study
- Kitchen/Dining Room
- Utility Room

- Scullery
- Boot Room
- Dog Room
- Master Bedroom Suite
- Guest Bedroom Suite
- 4 further Double Bedroom
- 2 further Bathrooms
- Detached self contained Cottage

- Equestrian Complex comprising 7 Loose Boxes and Arena 60 x 20
- Mature Grounds and Pasture Land - in all about 24 acres
- Vendor website: www.campfieldhouse.co.uk



AMENITIES

Campfield House is situated within the High Weald Area of Outstanding Natural Beauty and enjoys extensive southerly views from all the principal rooms over the gardens and pasture land. Conveniently located on the rural outskirts of the historic town of Battle which is about 1.5 miles and here there is a mainline station (London Bridge/Charing Cross - fast train 1 hour 21 minutes) and excellent range of shops, supermarket, public houses and restaurants. Powdermill Lane carries a degree of traffic at peak times and this is expected to be reduced in 2016 with the opening of the Hastings to Bexhill Link Road. The coastal towns of Hastings and Eastbourne are 6.8 and 13.9 miles respectively, whilst Tunbridge Wells is some 23.3 miles.

State and private schools in the area include Catsfield and Battle & Langton primary schools; Claverham Community College and Battle Abbey at Battle; Claremont preparatory school near Hastings and senior school at Bodiam; Vinehall at Robertsbridge; Bede's at Upper Dicker.

LOT 1 - HOUSE, COTTAGE AND GARDENS

Campfield House is a handsome Victorian country house of mellow brick with sash windows and stone detailing including window sills, beneath a tiled roof with the principal rooms commanding southerly views over the garden and pasture land. The property has been extensively refurbished in recent years by the present owner, who is a respected architect, and now provides extremely well-presented and spacious accommodation with good ceiling heights throughout.

Campfield House has featured in various publications including Dream Homes, Designers at Home, The Telegraph Magazine and Evening Standard Homes.

There are limestone floors with underfloor heating to most of the ground floor and handsome marble and slate fireplaces to the main reception rooms.

The main features include:

- Spacious reception hall with impressive staircase to first floor and cloakroom





- The impressive drawing room 35'8 x 20'3 has two window seats with shutters, sash windows with opening doors beneath to terrace, and two open fire places. The dining room and sitting/TV room also both have open fireplaces.
- There is an inner hall with a study to one side, leading through to the wonderful kitchen/dining room 22'5 x 16' with double doors opening onto the south facing terrace and garden, vaulted ceiling, two-oven Aga and separate gas-fired Range cooker.
- There is a well fitted utility room and an additional scullery linking through to a boot room and dog room with door to outside courtyard.
- The first floor has the master bedroom suite with fireplace, excellent en suite bathroom and extensive range of fitted cupboards. There are three further double bedrooms, one with en suite bathroom, and additional family bathroom.
- The second floor has a wide staircase to a landing, two double bedrooms and a fourth bathroom.
- Note: Planning permission (reference number: RR/2010/2027/P) exists for an orangery 26' x 19' adjacent to the existing drawing room.

DETACHED COTTAGE

The detached self contained cottage is at a slight remove from the main house having been converted in 2004 (reference RR/2001/979/P) from the original garage building, being a single storey brick construction beneath a tiled roof.

There are wooden floors and double doors to a sitting room/studio with high vaulted ceiling, inner hall, kitchen, shower room and double bedroom.

GARDENS

Campfield House is approached through electrically operated gates over an in-and-out drive with turning and parking area to the front of the house and spur drive leading off to the equestrian complex. The formal gardens form an outstanding setting and lie to the south and west of the house, with extensive areas of lawn, many fine specimen trees, mature hedges providing several garden rooms with box hedging. The garden also has a lighting and sound system.

The principal lawns are to the south of the main terrace running across the rear of the house, having a central pathway with ornamental box planting leading down to a stone ha-ha overlooking the pasture field.

The gardens and grounds amount to about 2.1 acres.

LOT 2 - 21.9 ACRES OF PASTURE, WOODLAND AND EQUESTRIAN FACILITIES

A spur drive with ample parking for horse boxes leads to the stable block/barn 43'6 x 40' with timber clad elevations and comprising 5 Monarch





loose boxes, feed store and tack room with sink. Also 2 further loose boxes and hay store.

To the side of the stable yard is a recently constructed outdoor arena 60m x 20m with Clopf fibre and silica surface.

NOTE: Planning consent (reference number: RR/2014/2809/P) also exists for the construction of 7 further loose boxes.

Beyond is a large field of about 19.5 acres, stock fenced with hedge boundaries and two water troughs. The land is free draining, being on sandstone and shale, enabling horses to be grazed and ridden during winter months.

To the west is a pretty bluebell and chestnut copse of some 1.2 acres.

The paddocks, woodland and equestrian facilities amount to 21.9 acres in all.

DIRECTIONS

From the centre of Battle proceed in a southerly direction on the A2100 towards Hastings and take the first turning on the right into Powdermill Lane. Continue for 1.25 miles passing the Powdermill Hotel on the right and the entrance to Campfield House will be found shortly on the left.

Additional Information:

Local Authority: Rother District Council, Bexhill-on-Sea.
Telephone 01424 787000. www.rother.gov.uk

Services: Mains electricity and water (not checked or tested), private drainage. No mains gas or connection to mains drainage Oil fired central heating.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX233903

Vendor's website: www.campfieldhouse.co.uk



LOT 1: REGION £1.85 MILLION

LOT 2: REGION £400,000

VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

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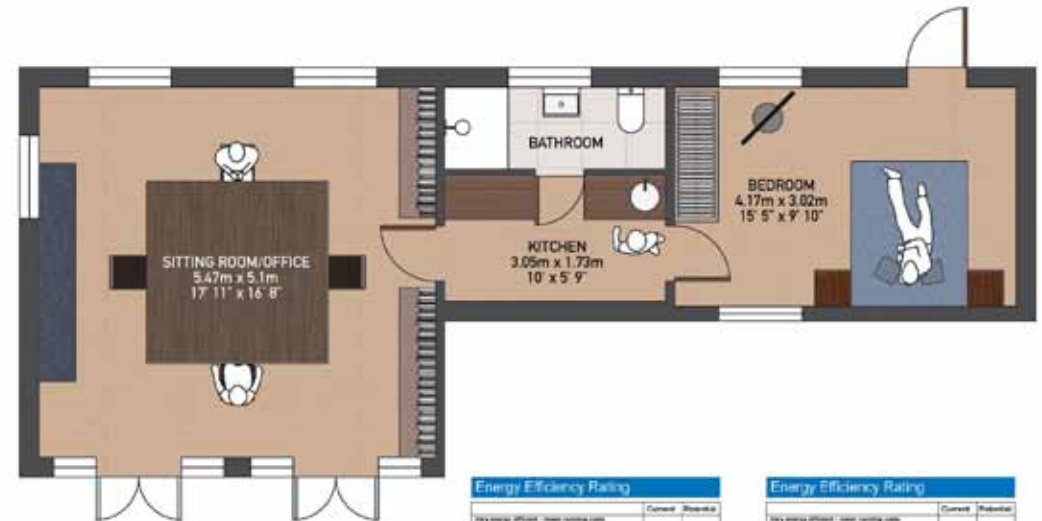
Ground floor



First floor

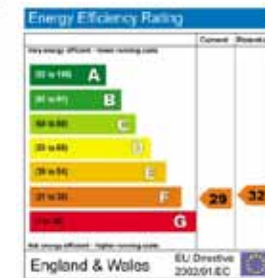


Second floor

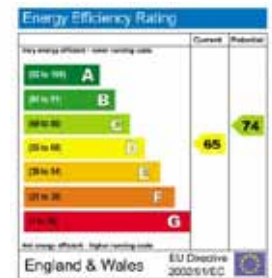


Annexe

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House



Annexe