



## Pembroke Manor

Stonebridge Lane, Blackboys, Uckfield, East Sussex, TN22 5HY

Batcheller  
Monkhouse



# PEMBROKE MANOR

An exceptional Grade II listed property, offering impressive accommodation with stunning gardens, lake, swimming pool and an attractive location conveniently situated for Uckfield.

- Reception Hall
- Drawing Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Utility Room
- Conservatory
- Cellar
- 6 Bedrooms
- Attic Bedroom
- 4 Bathrooms
- Barn/Garden Store
- Pool House
- Summer House
- Heated Swimming Pool
- Gardens, Grounds and Land, in all approximately 12 acres

## AMENITIES

Pembroke Manor is situated on the outskirts of Blackboys, in a quiet village with a popular public house and primary school. Uckfield (approximately 3.5 miles) provides a wide range of shopping on its busy high street, including 2 major brand supermarkets, restaurants and a train station providing regular services to London in approximately 1 hour 15 minutes. Heathfield (approximately 4 miles) is also close-by providing further shopping whilst the popular and historic town of Lewes with its eclectic mix of shops, pubs and restaurants is approximately 10 miles distant. Further afield are the towns of Tunbridge Wells (approximately 16 miles) and Brighton (approximately 19 miles) with its popular seafront and a good provision for the Arts. The area is well served by schools in addition to Blackboys, with further primary schools at Uckfield and Framfield and secondary education at Uckfield and Heathfield, together with many private schooling options including Brambletye and Cumnor House Preparatory Schools, Skippers Hill Manor Preparatory School at Five Ashes and onto St Bede's, Lewes Old Grammar and Eastbourne College to name but a few. The area is well known for, and surrounded by, beautiful countryside including Sussex Weald, The South Downs National Park and also Ashdown Forest, all of which provide many opportunities for walking and riding.

## DESCRIPTION

Pembroke Manor is a beautiful and noteworthy Grade II listed house with early origins to Jacobean times and with later additions, primarily in the 18th century. The Manor displays a wealth of period features with exceptional reception space, ideal for entertaining, and generous bedroom accommodation. The main features include:

- Impressive Reception Hall on split level with substantial inglenook fireplace, and with direct access to a spacious conservatory and door to staircase with access to the first floor.
- Spacious and light Drawing Room with high ceilings and wood beams, together with stone fireplace having wood burning stove.
- Impressive Dining Room, being the oldest part of the house, with a wealth of beams, wood floor, and open inglenook fireplace.
- Kitchen/Breakfast Room with range of bespoke fitted floor and wall units, 4-oven oil-fired Aga, plus electric oven and hob with







Lobby leading to larder and also a separate Family Room off the kitchen, providing additional dining space.

- Second staircase leads to the first floor, housing 6 spacious bedrooms and 3 bathrooms, together with access to a further attic room and considerable loft storage space.

## OUTSIDE

Pembroke Manor is approached via a country lane giving gated access to an expansive circular gravel drive. The gardens and grounds of the property are a particular feature, having many different areas and providing a fantastic outlook dominated by the large lake to the bottom of the lawn. To the rear of the Manor is an area of terrace and then garden laid mainly to lawn with a distinctive Japanese water garden. Beyond this are further lawns and to the rear of the barn, a mixed and mature orchard, together with glasshouses and kitchen garden. To the bottom of the garden is a private tucked away swimming pool area with heated swimming pool, separate pool house and summerhouse, and a fine vista over the lake. To the rear of the gardens, the property also owns a substantial section of the adjoining farmland, measuring approximately 7 acres.

## DIRECTIONS

Heading south from Uckfield on the main A22, pass East Sussex National Golf Club and continue into the village of Halland whereupon you will reach a roundabout and should take the first exit. Continue along this road for approximately 2.3 miles and Stonebridge Lane will be found on the left-hand side. Turn into Stonebridge Lane and the entrance to Pembroke Manor will be the second drive on the left.

### Additional Information:

**Local Authority:** Wealden District Council. Tel: 01892 653311  
[www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services:** Mains water and electricity. Oil-fired central heating. No mains gas. Mains drainage.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX206874..

**PRICE GUIDE** £1,350,000

## VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181



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# Pembroke Manor

House - Gross Internal Area : 528.8 sq.m (5692 sq.ft.)

Garage - Gross Internal Area : 70.9 sq.m (763 sq.ft.)



## NOTE:

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5. All measurements and distances are approximate;
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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

