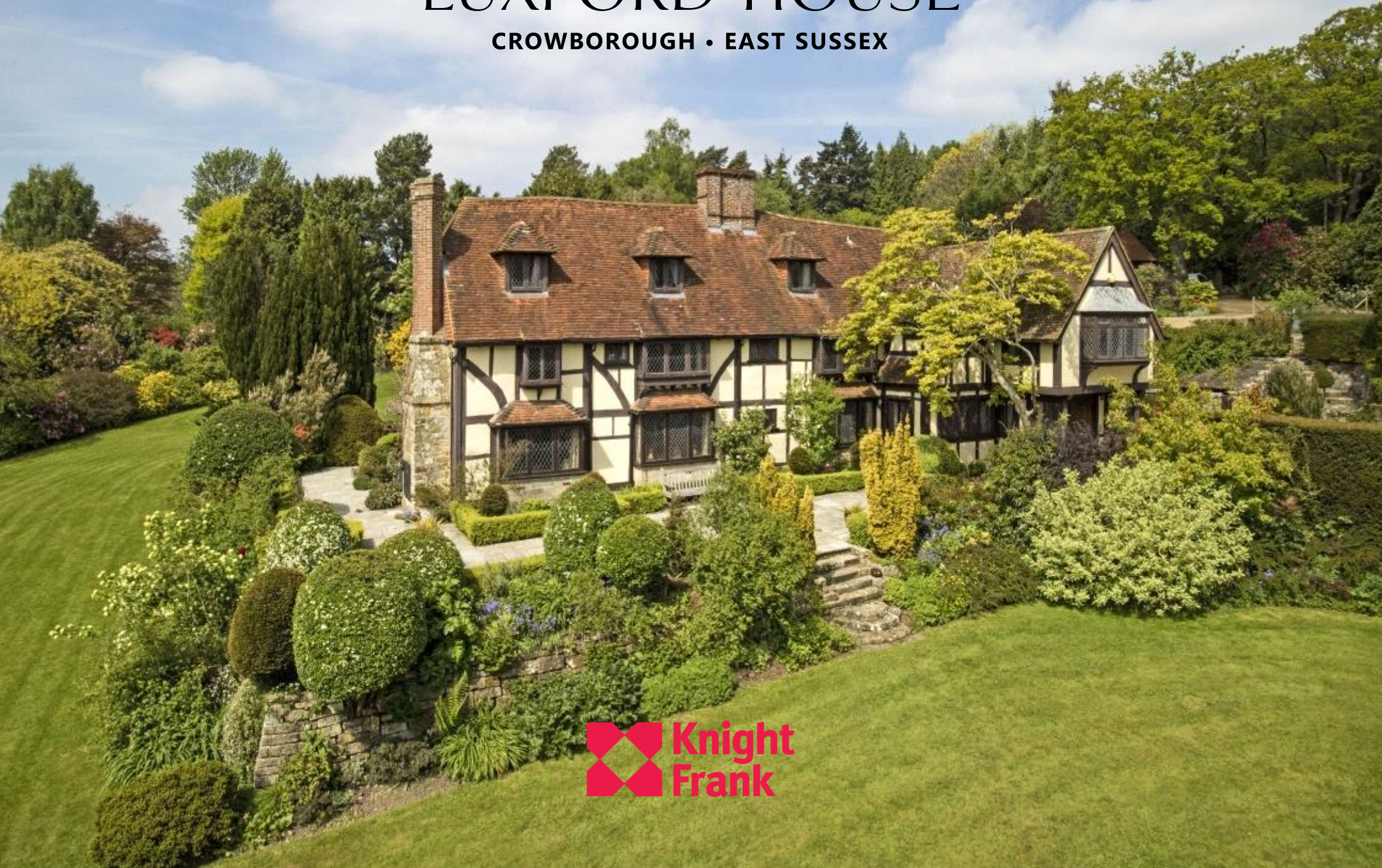


LUXFORD HOUSE

CROWBOROUGH • EAST SUSSEX





LUXFORD HOUSE

LUXFORD ROAD,
CROWBOROUGH, EAST SUSSEX,
TN6 2PR

***A beautiful Grade II Listed Tudor house in
a private location with stunning gardens***

Entrance hall • Anteroom • Drawing room • Sitting room
Dining room • Library • Kitchen / breakfast room
Utility room • Guest cloakroom • WC

Master bedroom with en suite bathroom
5 further bedrooms • 2 bathrooms • Sitting room • WC

Outbuildings: Studio / summer house with kitchen
3 WCs • 2 double garages • Greenhouse • Store rooms

Gardens and grounds

In all about 1.92 acres

Crowborough mainline station 0.75 mile
Crowborough 1 mile • Rotherfield 2.3 miles
Tunbridge Wells 7 miles
Gatwick airport 26 miles • Heathrow airport 65 miles
(All distances are approximate)





SITUATION

Luxford House is located in a quiet and private position surrounded by its stunning gardens. Crowborough has a very good selection of local amenities including Waitrose and local shops, banks and post office serving all the usual day-to-day needs. Royal Tunbridge Wells is within easy striking distance with a further, comprehensive range of shopping, recreational and cultural amenities.

Communications in the area are very good. The property has access to major road and rail routes. Main line stations are available at Crowborough, Bells Yew Green and Tunbridge Wells offering regular services to the capital, taking approximately 1 hour. Further information at: www.southernrailway.com and www.southeasternrailway.co.uk



Travel:

A26 - 1 mile. M25(J5) 20 miles.



Train:

Crowborough (Jarvis Brook) 0.75 miles (London Bridge 1 hour). Frant (Bells Yew Green) 8.5 miles (London Bridge from 52 minutes). Tunbridge Wells 7 miles (London Bridge from 47 minutes).



Air:

Gatwick airport 26 miles. Heathrow airport 65 miles.



Schools:

Holmewood House Preparatory School, Langton Green. Rose Hill Preparatory School, Tunbridge Wells. The Skinners School, Tunbridge Wells. The Judd School, Tonbridge. Tonbridge School. Mayfield School.



Shopping:

Crowborough 1 mile. Tunbridge Wells 7 miles. London 46 miles.



Leisure:

Riding and walking in the surrounding countryside. Local rugby and cricket clubs. Golf at a number of interesting courses including Dewlands Manor, East Sussex National and Crowborough. Climbing in Groombridge. Motor racing at Brands Hatch. Sailing on the Kent & East Sussex coasts and at Bewl Water.







THE PROPERTY

Luxford House is a beautifully restored and maintained, Grade II Listed 6 bedroom detached Tudor 'smoke bay' house originally dating back to approximately 1510, with more recent additions. The house has had some notable owners / visitors during its history including Sir Hugh Beaver (founder of the Guinness book of Records) who owned it between 1931 and 1967 and Tony Stratton-Smith, the founder of Charisma Records, who rented it in the 1970's and was visited by several famous musicians of the time including Neil Diamond and Genesis, who wrote their 1971 album Nursery Cryme at the house.

Luxford House offers spacious and well balanced accommodation over three floors and offers all the charm of a period property with the benefit of a house maintained in excellent condition with modern facilities throughout.

Ground Floor:

The entrance hall leads to an anteroom off which the reception rooms are accessed.

The drawing room has a dual aspect and a beautiful working inglenook fireplace.

The kitchen/breakfast room has a range of wall and floor mounted units with modern integrated appliances throughout, a pantry and a utility room.

The library and dining room enjoy views over the garden and a wealth of period features.

The sitting room has a west facing aspect and has a door to the garden.

First and second floors:

Stairs lead to a large landing off which the bedrooms are accessed.

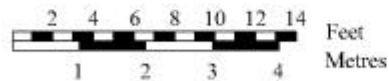
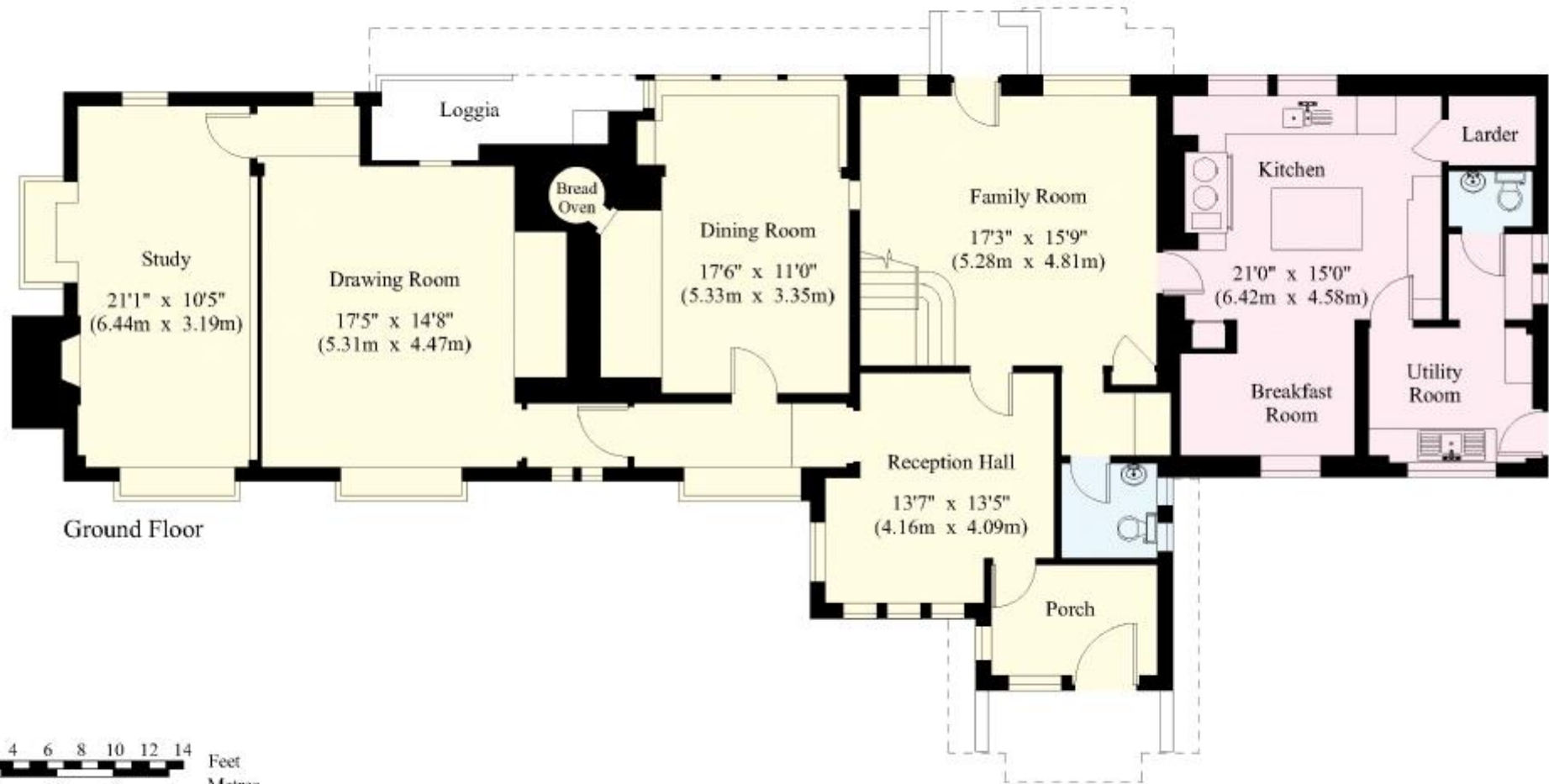
The master bedroom has a generous en-suite bathroom and east facing views over the garden.

There are five further bedrooms, a second floor sitting room, two family bathrooms, a shower room and a separate WC.



Luxford House

House - Gross Internal Area : 418.0 sq.m (4499 sq.ft.)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

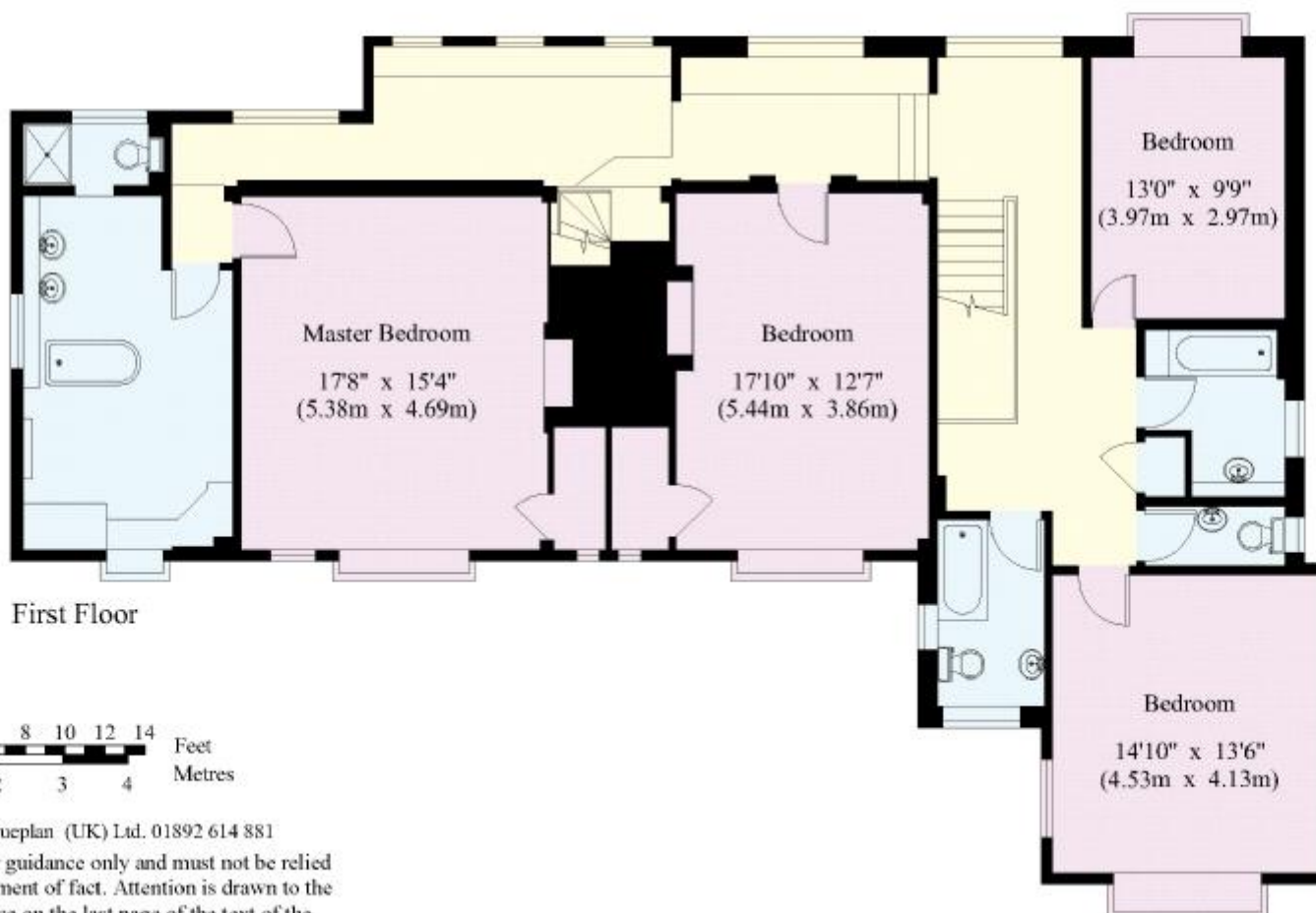


Luxford House

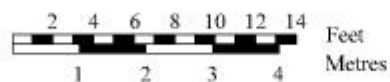


Second Floor

----- Restricted Height



First Floor



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Luxford House

Gym / Studio / Garage Building - Gross Internal Area : 77.7 sq.m (836 sq.ft.)

Garage - Gross Internal Area : 31.4 sq.m (337 sq.ft.)

Glass House Building - Gross Internal Area : 42.3 sq.m (455 sq.ft.)



GARAGES AND OUTBUILDINGS

The studio / summer house would make an excellent gym with sliding glass doors overlooking the garden. It has a kitchen and a WC.

There are two double garages, one for cars and the other used for storing garden machinery.

There is a greenhouse, extensive storage in a range of outbuildings and 2 further WC's.

GARDENS AND GROUNDS

The property is approached down a gravel drive from Luxford Road to a parking area by the house.

The gardens are beautifully landscaped and maintained, surrounding the house on all sides.

There are large areas of lawn and the garden is planted with numerous mature trees and shrubs, most notably a stunning selection of Rhododendrons and Azaleas.





DIRECTIONS (POSTCODE TN6 2PR)

From Tunbridge Wells proceed south on the A26 towards Crowborough. Once in the centre of Crowborough, turn left at the traffic lights into the B2100 Crowborough Hill. Continue down here for approximately 1 mile and turn right into Montargis Way. After 200m turn left into Luxford Road and continue along here for another 300m turning left at the bend and continuing down Luxford Road. After approximately 300 m the entrance to Luxford House will be found on the right, just after the turning to Luxford Lane.

LOCAL AUTHORITY

Wealden District Council, Tel. 01892 653311.

SERVICES

Mains water, electricity and drainage. Gas-fired central heating.

FIXTURES AND FITTINGS

All those items regarded as vendors' fixtures and fittings, together with the fitted carpets and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiaton.





01892 515035

**Churchill House, 85 Mount Pleasant Road,
Tunbridge Wells, Kent, TN1 1PX**
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