

Summertree Farm

Bodle Street Green
Heathfield, East Sussex



An idyllic, ring-fenced estate with fine listed principal house and additional residential elements, exceptional equestrian facilities, extensive buildings with potential for a number of alternative uses, in a fantastically peaceful position in the Golden Triangle of East Sussex

Summertree Farm, Bodle Street Green, Hailsham, East Sussex BN27 4QT

Rushlake Green 2.1 miles, Hailsham 6.9 miles, Mayfield 9.6 miles, Polegate station (Victoria 84 mins), 9.6 miles, Robertsbridge station (Charing Cross 79 mins) 11 miles, Eastbourne 13.7 miles, Lewes 18.2 miles, Tunbridge Wells 19.5 miles, Gatwick and M23 (J10) 25 miles, Central London 55 miles

Features:

Lot 1: Grade II listed farmhouse with six bedrooms, four reception rooms, and additional one bedroom annexe with separate access

One bedroom ground floor flat, two bedroom Stable Cottage, one bedroom garage flat, three bedroom Oast Cottage, one bedroom cottage

Traditional stable block, extensive barn with 22 generously sized loose boxes, secure air conditioned car storage barn, range of farm buildings one with additional pens and indoor arena, outdoor school, horse walker

Beautiful railed paddocks, all weather gallop, rolling farmland interspersed with woods, copses and ponds. Family shoot

About 84 acres

Lot 2: Railed paddocks, grassland including a gallop, woodland and ponds

About 61 acres

Lot 3: A parcel of grassland and woodland with a modern farm building in an elevated position.

The building is surrounded by hard standing and has independent access off Victoria Road.

About 103 acres

For sale as a whole or in up to three lots

In all about 249 acres





Situation

Summertree Farm lies in an extraordinary position in a wonderfully quiet part of East Sussex, sitting between Rushlake Green, Bodle Street Green and Dallington known as the Golden Triangle. The ring fenced property is approached up an immaculately kept private hedge lined drive with the principal house sitting at its heart. The property is presented to an exceptional standard and the additional supporting residential properties mean it could, amongst other things, be suited to multigenerational living. The farm, which has been in the same family for nearly fifty years, was most recently run as a racing yard, but the range and quality of buildings lends itself to any number of alternative uses.

Sporting and Recreation

The highly desirable village of Rushlake Green offers a fantastic range of day to day amenities including a village hall, a thriving independent village store and post office and the Horse and Groom public house. The nearby larger village of Herstmonceux provides more comprehensive local amenities, as does the market town of Heathfield. The seaside town of Eastbourne, only 14 miles away offers High Street and boutique shopping, a modern shopping centre, hotels, cafés, restaurants, and public houses, and recreational facilities including theatres, cinemas an art gallery, marina, fitness centres and numerous small sports clubs as well as Willingdon Golf Club.

The county town of Lewes (18 miles) and the major town of Tunbridge Wells (19.5 miles) and the both offer extensive shopping services, recreational and leisure amenities. The beaches at Eastbourne and the south coast provide a wide range of activities for water sport enthusiasts and are within easy reach.

Communication links are excellent, both Robertsbridge and Etchingham stations offer regular services to Charing Cross and Cannon Street stations. Polegate Station offers a service to London Victoria and Gatwick. The A21 at Battle gives easy access to the national road and motorway network to both Central London and airports.

Schools

The area offers a wide range of state schooling including Herstmonceux and Dallington Primary, Heathfield Comprehensive and Claverham in Battle, together with a good selection of noted independent schools including Battle Abbey, Bede's, Benenden, Mayfield, Eastbourne College and St Andrew's Prep.

History

Summertree Farmhouse features in the Domesday book. The original part of the Grade II listed farmhouse dates back to the 15th Century with an additional southern wing being added in the early 17th Century. There have been a number of sympathetic additions made to the house which have greatly enhanced the character and comfort of the property and encouraged it into a more modern day living style.





Lot 1: Summertree Farmhouse

A six bedroom Grade II listed farmhouse beautifully designed and decorated throughout with both style and character and outstanding views over the gardens and land beyond. The principal bedroom is wonderfully spacious and includes a bathroom suite with extensive built in cupboards. There are three further bedrooms on the first floor, and two bedrooms and a bathroom on the second floor.

Still in the heart of the house, is a further bedroom on the first floor, with bathroom, sitting room and kitchen, creating an annexe which can either be an extension of the main accommodation or a separate annexe with secondary independent access through the garage.

In addition, there are a collection of supporting residential properties of varying sizes being Groom's Flat, Stable Cottage, Oast Cottage, Garage Flat and Marie's Cottage, all of which are described in more detail on the following pages. All of the properties will be vacant upon completion. This collection of properties offers opportunities to house members of estate staff, extended family or indeed offer the prospect of additional income too.







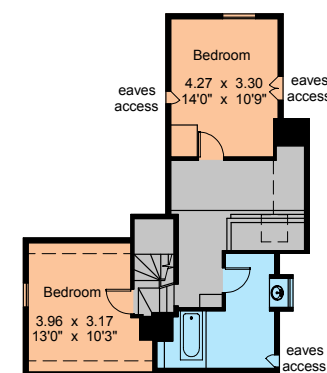
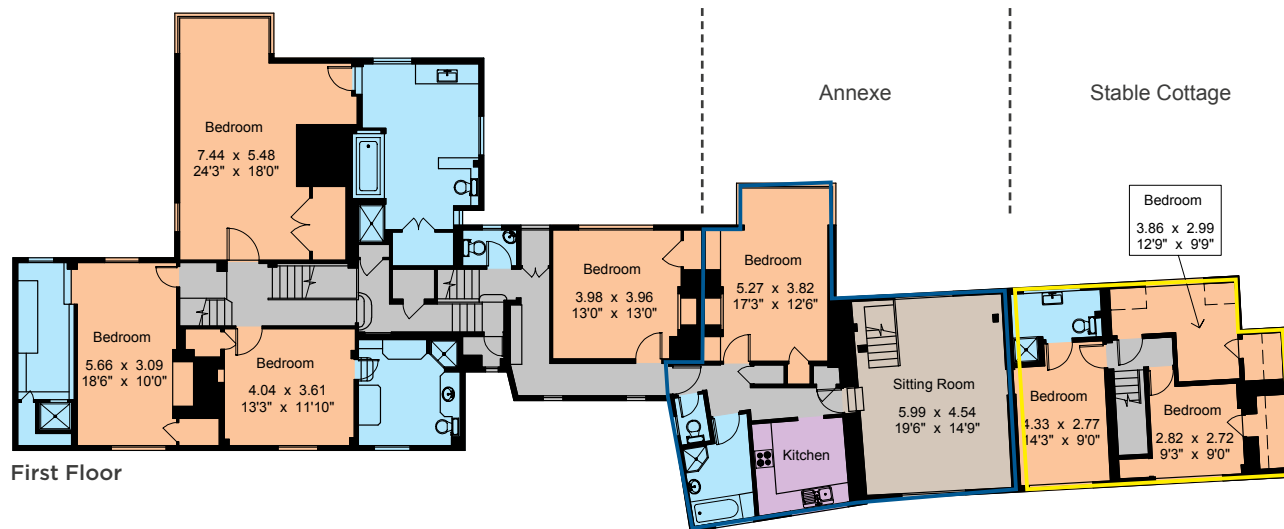


*Floorplans for Summertree Farmhouse,
Annexe, Groom's Flat and Stable Cottage*

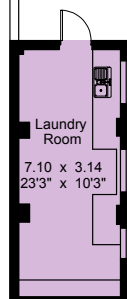
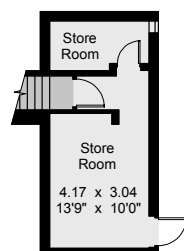
Approximate Gross Internal Area*:
House: 6,411 sq ft / 595.6 sq m
Stable Cottage: 1,373 sq ft / 127.6 sq m
Laundry: 259 sq ft / 24.1 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.



Second Floor



Groom's Flat

- Annexe
- Stable Cottage
- Groom's Flat



----- Restricted Height



Annexe

One bedroom, sitting, kitchen and bathroom, accessed both from the main house and through the garage.

Groom's Flat

A one bedroom/sitting room flat with separate kitchen and bathroom, adjacent to the main house with independent access.

Stable Cottage

A two/three bedroom cottage set over two floors, adjoining Summertree Farmhouse.

Stable Cottage



Stable Cottage





Gardens and Grounds

The gardens at Summertree are immaculately kept and were in more recent years redesigned to include an extensive water garden with a wonderful planting plan incorporating water loving plants and mixed herbaceous borders creating a haven for wildlife. There is a newly built Hartley Botanic greenhouse which would be the envy of many. There is a swimming pool with pool house and gym. The pool is heated by an airsource heat pump.









Garage Flat

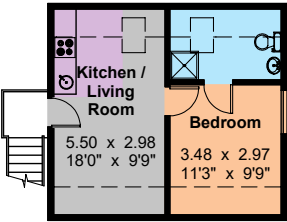
A self-contained one bedroom flat lying above a set of garages.



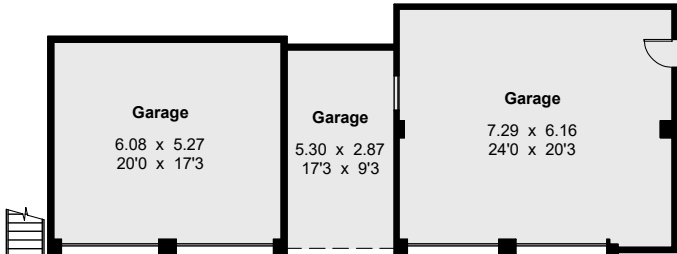
Floorplans for Flat and Garages

Approximate Gross Internal Area*: 1,362 sq ft / 126.6 sq m
Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



Garage Flat First Floor



Garage Flat Ground Floor



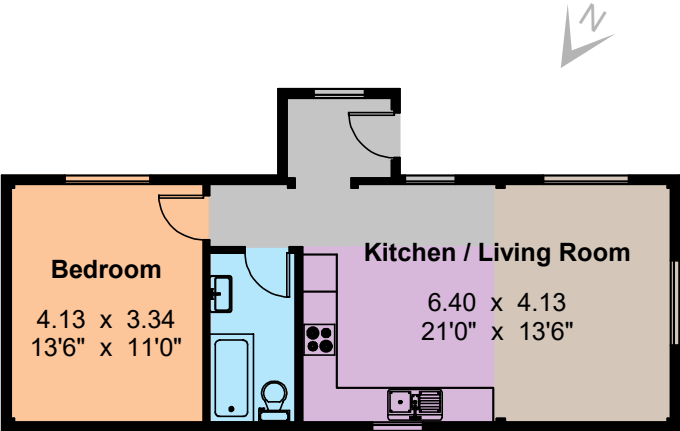
Marie's Cottage

A recently built one bedroom cottage lying adjacent to the outdoor manège. Presented to a high standard with underfloor heating and a spacious living area. This cottage is subject to a short term licence.

Floorplans for Marie's Cottage

Approximate Gross Internal Area*: 538 sq ft / 50 sq m
Flat and Garages: 1,362 sq ft / 126.6 sq m
Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



Marie's Cottage



The Oast Cottage

The primary supporting property, is a charming three-bedroom converted Oast of stone construction with wonderful historical features and doors which open up onto the garden.



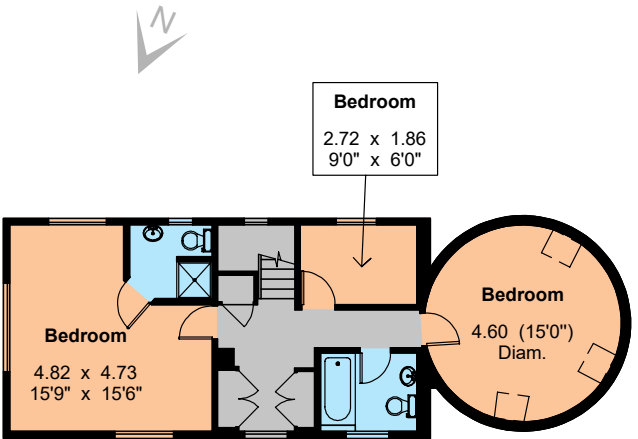


Floorplans for The Oast Cottage

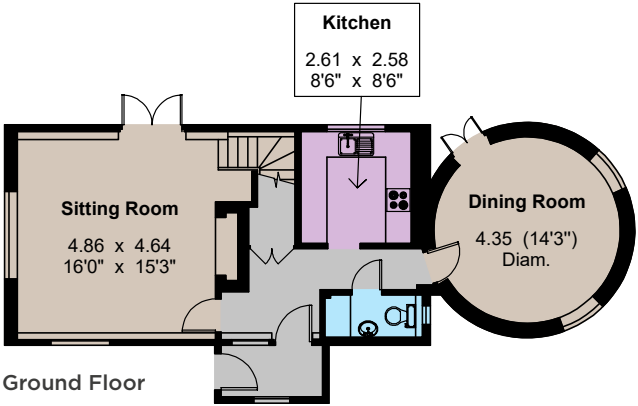
Approximate Gross Internal Area*: 1,346 sq ft / 125.1 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



First Floor



Ground Floor

The farm buildings

The farm buildings provide a highly flexible space currently housing superb equestrian facilities. A combination of individual traditional stables, feed stores and further storage are positioned adjacent to the farmhouse.

There is an extensive modern stable barn with 22 generously sized loose boxes (removable), with purpose built feed room, wash down area and tack room with large staff room above. Adjoining this building and accessed through it via a roller shutter door and side door, is a secure and substantial air conditioned portal frame building with internal lock up room. This building can be used for a number of purposes and has most recently been used for the storage of cars. There are railed turn out paddocks and a horsewalker.

On the eastern side of the farm at the entrance to the estate, with access from the main drive, lies a portal frame general purpose building and a very substantial portal frame building divided into two parts, with the western part providing livestock accommodation and the eastern part a substantial indoor school with raised viewing gallery and office to the eastern end, where there is also separate gated access from the public highway.

Solar

On the roofs of two of the buildings on the estate are photovoltaic solar arrays. They have considerably reduced the electricity consumption on the farm since installation, providing a revenue of around £15k per annum, produced from the export of electricity.







The farmland

There are 84 acres of which 56 are grass and 22 are woodland with the remainder being ponds and a comprehensive network of tracks providing easy access to all parts. The land which has a lovely undulation, is well fenced providing good sized fields as well as a number of turn out paddocks closer to the buildings and is currently grazed by sheep and a herd of alpacas. The rolling nature of the

land has leant itself to provide a fun family shoot in the past. Many of the grass fields have railed fencing and water troughs throughout and there are a sequence of well maintained cross country jumps.

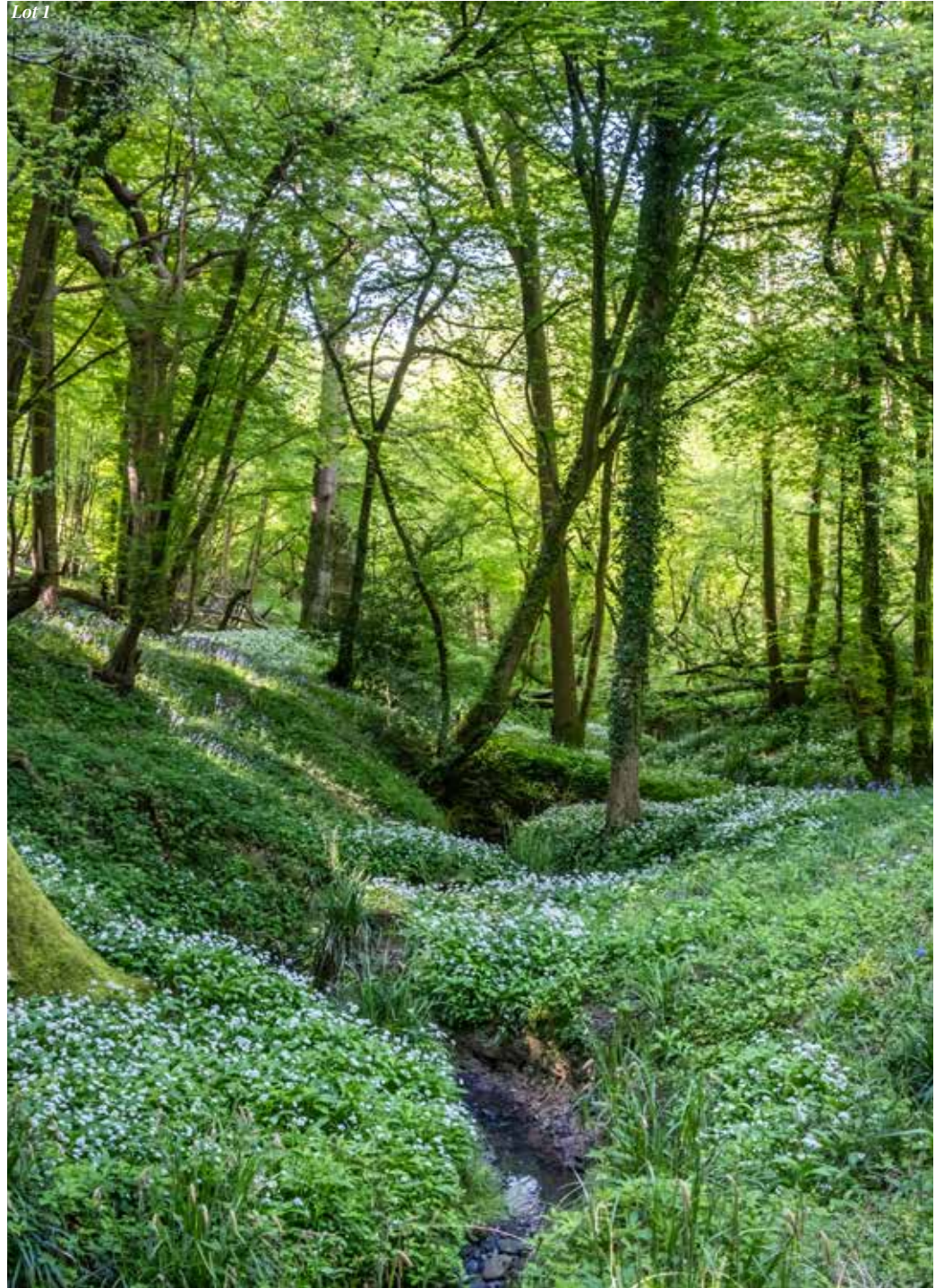
Farming

The land is farmed in hand by a self employed farm manager who has managed it for around twenty years.

Lot 1



Lot 1



Lot 2



Lot 2



Lot 2



Lot 2: A parcel of grassland, well managed woodland and ponds

The land comprises 37 acres of pasture and 21 acres of woodland and ponds.

The block includes a gallop which runs along the western boundary and incorporates a turning circle creating four furlongs in length. There is good access off Iwood Lane.

In all about 61 acres.

Lot 2



Lot 2



Lot 3: A parcel of grassland and woodland with a modern farm building in an elevated position

The building is surrounded by hard standing and has independent access off White Horse Lane.

The land comprises 71 acres of pasture and 21 acres of woodland and ponds.

In all about 103 acres.



Woodland

There has been excellent woodland management over many years including some timber clearance and replanting. This has resulted in the most wonderful established and new woodland with spectacular wildflowers and most notably bluebells.

The Shoot

The undulating terrain of the farm, combined with woods, copses and strategically located game strips, have provided an extremely exciting shoot. The shoot has not been run in recent years, but could easily be revitalised, should a purchaser wish.

General

Tenure: The property is sold freehold with vacant possession on completion.

Method of sale: Summertree Farm is offered for sale as a whole or in up to three lots by private treaty.

Services: Summertree Farm has mains water to all of the residential property. A bore hole supplies water to the farm buildings and the field troughs.

All of the residential properties have oil fired central heating apart from Marie’s Cottage which is heated by gas. The swimming pool is heated by an airtsource pump. There is three-phase electricity to some of the farm buildings.

Drainage: There is private drainage to a number of septic tanks (we believe this complies with current regulations).

Property	Agreement	EPC	Council Tax band	2024/'25 payment	Water	Heating	Drainage
Summertree Farmhouse	Vacant	F	H	£5,356.96	Mains	Oil	Private
Groom’s Flat	As above				Mains	Oil	Private
Stable Cottage	Vacant	G	A	£1,785.65	Mains	Oil	Private
Garage Flat	Vacant	E	A	£1,785.65	Mains	Oil	Private
The Oast Cottage	Vacant	F	F	£3,868.92	Mains	Oil	Private
Marie’s Cottage	Short term licence	D	TBC	£1,785.65	Mains	Gas	Private

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are two public footpaths over the land. Further details are available from the vendor’s agent.

Schemes: Part of the farm is entered into a mid tier stewardship scheme. Further details are available from the vendor’s agent.

Designations: The Farm is set within the High Weald National Landscape (formerly AONB).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Fixtures and fittings: All items usually regarded as tenant’s fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Employees: There are no estate employees.

Local authority: Wealden District Council www.wealden.gov.uk; East Sussex County Council www.eastsussex.gov.uk

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solicitors: Adams & Remers, Trinity House, School Hill, Lewes, Sussex BN7 2NN. For the attention of Mr Robin Illingworth.

Postcode: BN27 4QT

What3words ///kickers.dare.providing

Guide Price:
Lot 1: £3,250,000
Lot 2: £500,000
Lot 3: £1,250,000
As a whole: £5,000,000

Viewing: Strictly by confirmed appointment with the vendor’s agents, Strutt & Parker in London 020 7591 2214 liza.howden@struttandparker.com



Strutt & Parker London
43 Cadogan Street, London SW3 2PR

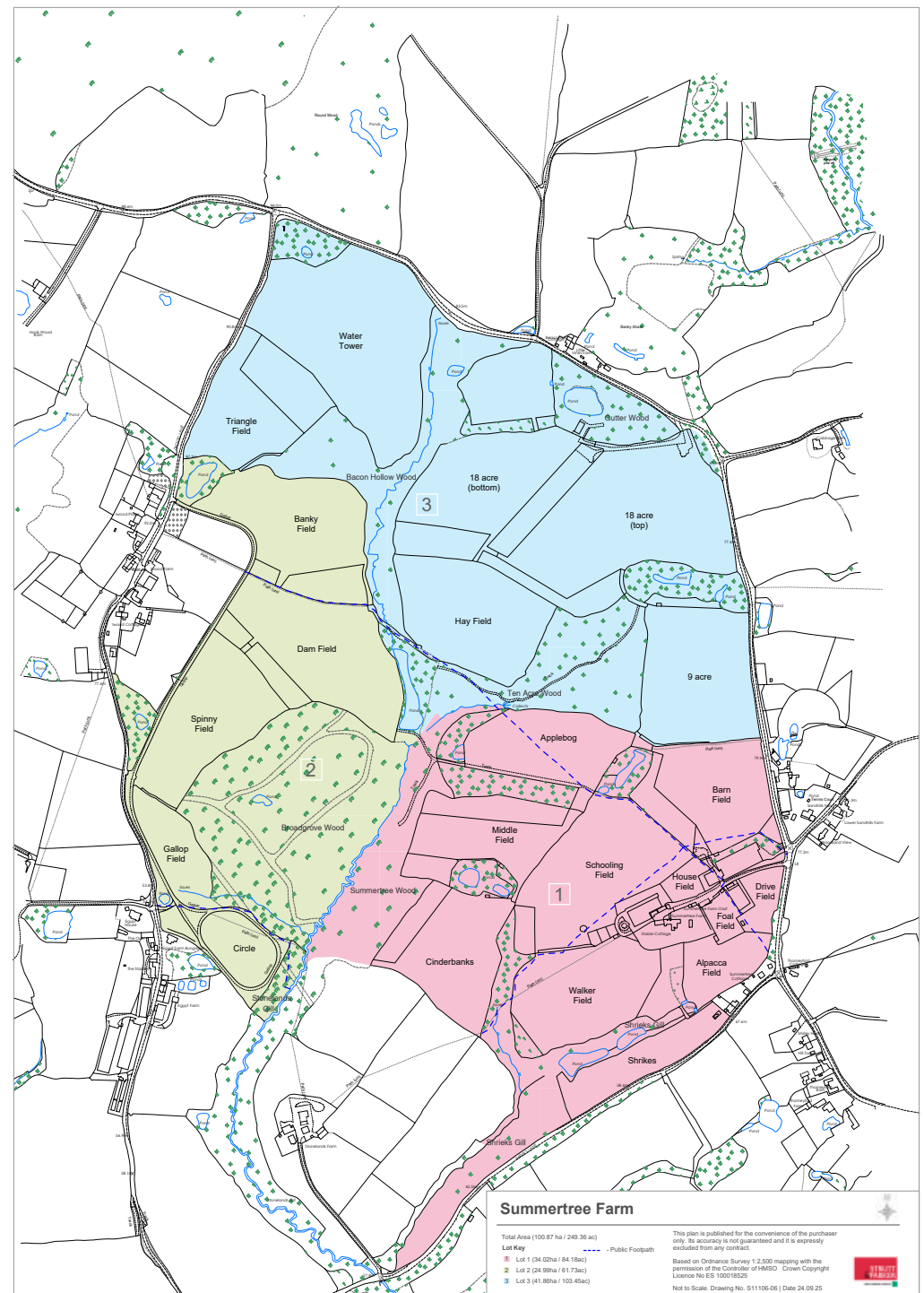
+44 (0)7469 154 771
liza.howden@struttandparker.com

+44 (0)7770 231 7231
mark.mcandrew@struttandparker.com

struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.





For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

