



The Dinglewood  
Estate



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# A rare opportunity to purchase an impressive country house, set within 33 acres of woodland.

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The Dinglewood, Brittenden Lane, TN21

Heathfield 3.1 miles, Buxted Station 5.3 miles, Lewes Station 13.3 miles, Royal Tunbridge Wells 14.6 mile, 1hr 11mins Lewes to London Victoria, 1hr 3 mins Tunbridge Well to London Charing Cross, 1hr 16mins Buxted to London Bridge

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## *Features:*

**Ground Floor:** Entrance Hall | Drawing Room | Dining Room | Grand Room | Library | Kitchen/Dining Room Morning / Playroom | Two Cloakrooms

**First Floor:** Principal Bedroom Suite, Principal Sitting Room, Dressing Room, Bathroom | Four Further Bedrooms with Ensuites

**Second Floor:** Loft

**Lower Ground Floor:** One Bedroom Staff Flat | Three further rooms, currently used as bedrooms | Dressing Room Laundry Room | Indoor Swimming Pool | Steam Room Sauna | Shower | Changing Room | Pool Plant | Double Garage

**Outbuildings:** Gym | Office | Garage | Workshop

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About 33 acres in all







### *The Dinglewood*

Nestled in 33 acres of enchanting woodland, The Dinglewood offers an unparalleled blend of grandeur and potential, with the property being sold mid-renovation. With its sweeping private driveway and striking architecture, this estate invites you to complete a masterpiece tailored to your vision.

The ground floor is designed for both entertaining and everyday living. Upon entering, you are greeted by an awe-inspiring entrance hall, with its central focal point being the bespoke handmade imperial staircase, which was crafted onsite. From here, you'll find an elegant library, a refined drawing room, a formal dining room, and an expansive grand reception room. The open-plan kitchen and dining area serve as the heart of the home, with the exceptionally hand-crafted kitchen units also made onsite, while a morning/playroom offers flexibility for family life.

The first floor is home to five well proportioned bedrooms, with one exquisitely completed. The highlight is the exceptional principal suite, featuring its own bedroom, sitting room, dressing room, and luxurious en-suite bathroom. Four further en-suite bedrooms provide ample accommodation, all showcasing the timeless elegance and grand proportions that define the property.

The lower ground floor combines practicality with indulgence. It includes a one-bedroom staff flat with its own kitchen/dining room. Our clients converted the 3 further rooms into bedrooms to live in during the renovation, a laundry room is also located on this level. A double garage provides ample storage, while the jewel of this level is the incredible indoor swimming pool and spa complex, complete with a steam room, sauna, shower, and changing facilities. These additional spaces add to The Dinglewood's charm and versatility. The loft, within the main house, offers further storage, along with a variety of outbuildings currently used as a gym, office, garage, and workshop.

Every detail of The Dinglewood reflects impeccable craftsmanship, from its soaring ceiling heights to its exquisite handmade imperial staircase, flooring and bespoke kitchen. The estate's renovation progress allow the next owner to customise and complete the property to their exact specification, creating a truly unique family home in a serene woodland setting.

### *Outside*

The long, private drive winds through the woodland, building anticipation as you approach the house. A raised wraparound terrace (in need of renovation) frames the house, with views across the lawned garden. Beyond the immediate grounds, the majority of the 33 acres are covered in enchanting woodlands, providing privacy and tranquillity.

### *General*

**Guide Price:** £3,950,000

**Tenure:** Freehold

**Local Authority:** Wealden District Council

**Services:** 3 phase Mains electricity and water.

Private drainage (we are not aware whether the drainage complies to current regulations).

Heating - mains gas

**EPC:** Rating B













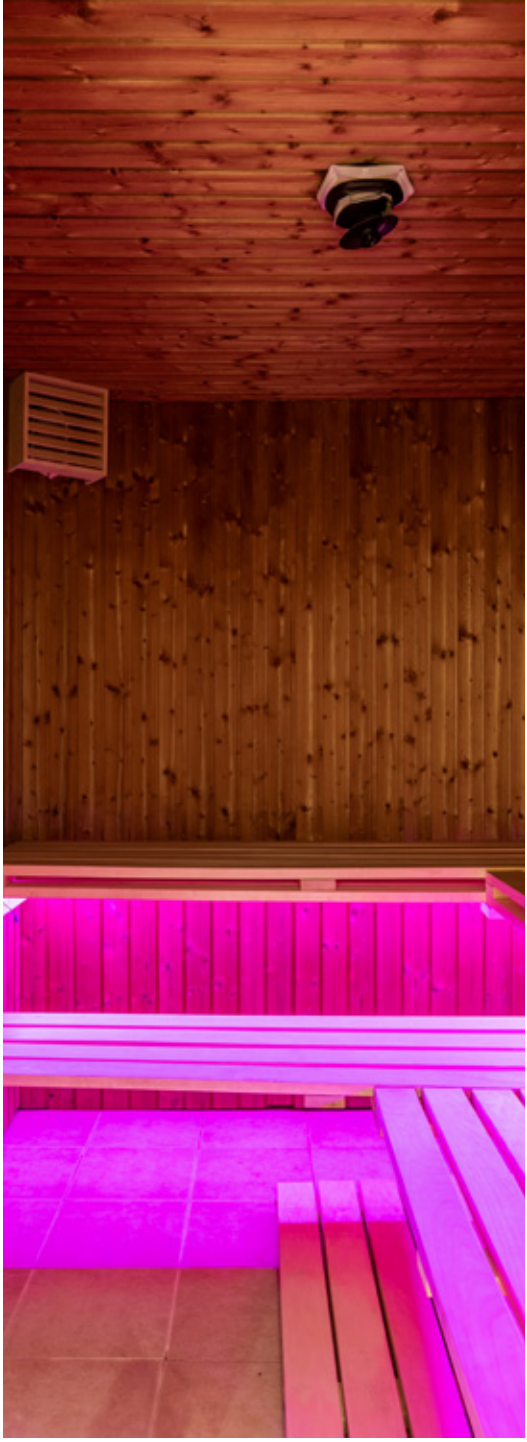










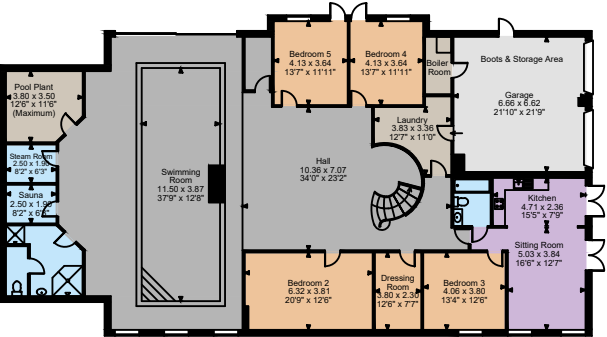
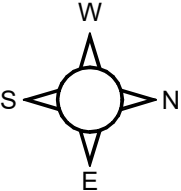




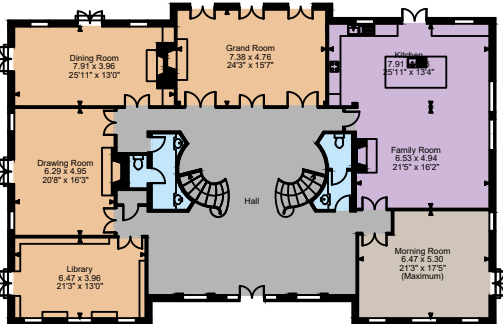




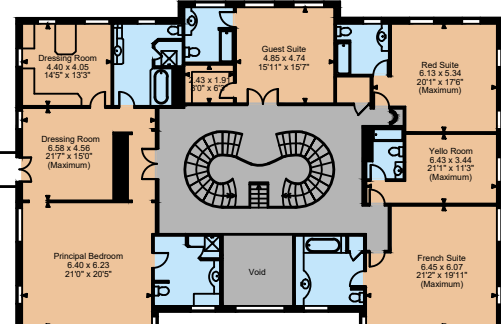
Main House Gross internal area 12,440 sqft  
Including loft 13,396 sqft  
Including outbuildings 16,165 sqft



Lower Ground Floor



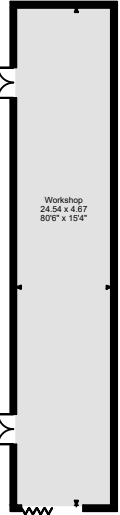
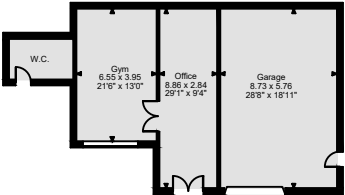
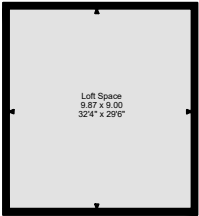
Ground Floor



First Floor



Proposed Lower Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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STRUTT & PARKER