

Combe House, Broad Oak
East Sussex



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2,735 sq ft (254 sq m) | Freehold
Peaceful setting with far-reaching views | Beautifully presented
Annexe, pool and garaging | In all, 10.24 acres

Guide price £2,200,000



An exceptional and beautiful residence combining timeless character with contemporary comfort, set within picturesque grounds with versatile outbuildings in a sought-after East Sussex village setting, enjoying far-reaching views.

Combe House is an impressive and delightful home of considerable scale, offering more than 2,700 sq ft of versatile accommodation arranged over two floors and enjoying far-reaching rural views. The property displays attractive brick elevations and has been thoughtfully updated to provide a stylish interior that celebrates its heritage while offering modern comfort.

The ground floor features plank hardwood flooring throughout much of the accommodation. A generous sitting room with an original fireplace leads through to the formal dining room, creating an ideal space for entertaining. The open-plan kitchen and dining room forms the heart of the home, featuring bespoke-style cabinetry and an Aga-style range cooker set within an inglenook fireplace. This space flows into a magnificent vaulted garden room, where flagstone flooring, exposed timber framing and floor-to-ceiling glazing create a strong connection with the gardens and surrounding countryside. Further practical space includes a laundry room, pantry and dedicated wine cellar.

On the first floor, the accommodation continues to impress. The principal bedroom enjoys dual-aspect views and an en suite shower room, while three further well-proportioned bedrooms are served by a spacious family bathroom.

The property is approached via a generous brick-paved driveway providing ample parking. A substantial garage building incorporates a large first-floor room, currently used as a gym and studio space, while a detached self-contained annexe provides ideal accommodation for guests, dependent relatives or home working. The grounds are a particular feature, comprising a series of distinct garden areas including a sun terrace with a built-in pool bar, level lawns and a variety of useful outbuildings and secluded swimming pool. These include a charming summer house with decking, a greenhouse and a barn.







In an idyllic setting, Combe House has stunning elevations and beautifully presented interiors, set in stunning gardens and land of 10.24 acres.

Location

The property is situated in the village of Broad Oak, surrounded by the rolling countryside of East Sussex and within easy reach of the market town of Heathfield. Heathfield provides a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, while the larger towns of Tunbridge Wells, Lewes and Eastbourne offer more extensive shopping, cultural and recreational opportunities. The nearby coastline, including the popular seaside town of Eastbourne, provides further attractions and outdoor pursuits. The area is particularly well regarded for its schooling, with excellent independent options including Bedes School, Mayfield School, Vinehall School and Eastbourne College.

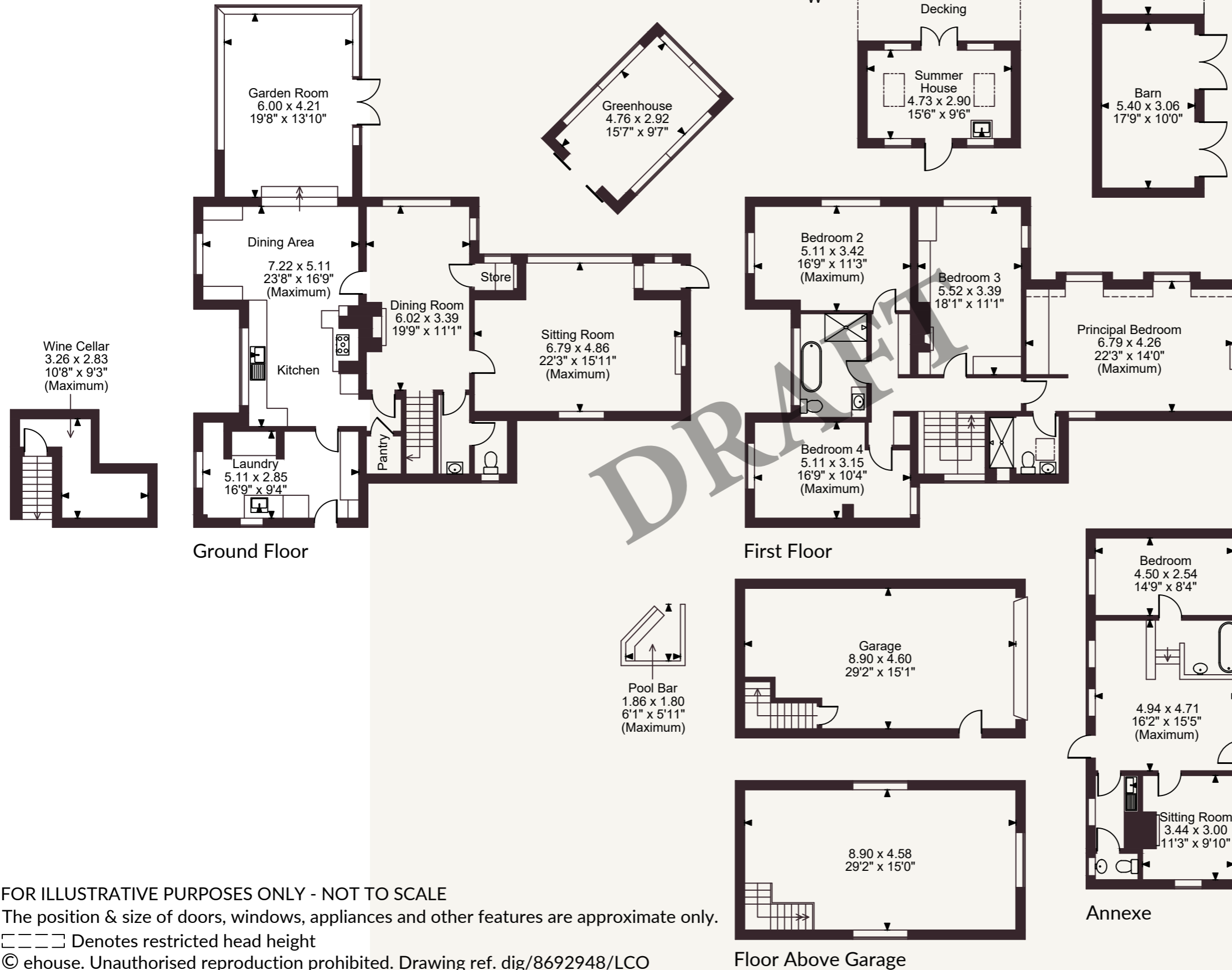
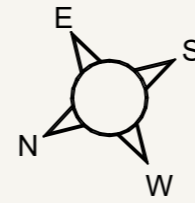
Communications are excellent, with rail services available from nearby Stonegate, Buxted and Polegate stations, providing connections to London Bridge, London Victoria and beyond. The A21 offers convenient access towards Tunbridge Wells, the M25 and central London, while Gatwick Airport is readily accessible for domestic and international travel.

General

Local authority: Wealden District Council
Services: Mains electricity and water. Oil-fired central heating. Private drainage.
Council Tax: Band G
EPC rating: Band E
Tenure details: Freehold



Combe House, Broad Oak, Heathfield
 Main House internal area 2,735 sq ft (254 sq m)
 Garage Building internal area 855 sq ft (79 sq m)
 Outbuildings internal area 612 sq ft (57 sq m)
 Annexe internal area 557 sq ft (52 sq m)
 Total internal area 4,759 sq ft (442 sq m)



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

□ □ □ Denotes restricted head height

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