



The Mill House

Buckham Hill, Isfield, East Sussex



A substantial and very handsome country home on village outskirts, with detached 2 bedroom cottage and large barn

An impressive Grade II listed period home dating from the 17th century, elegantly extended to combine historic character with stylish modern living, featuring a swimming pool, tennis court, and an income-generating cottage.



4 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



SUSSEX BARN AND GARAGING



12.17 ACRES



FREEHOLD



RURAL/VILLAGE



4951 SQ FT



**GUIDE PRICE
£2,250,000**



The property

The Mill House is an impressive Grade II listed country house offering nearly 5,000 sq ft of stylishly presented accommodation. Believed to date from the 17th century and significantly extended in the early 20th century, the property features painted brick elevations, a distinctive tower with decorative stucco, a sundial and a lovely radius window, plus a wealth of other architectural details.

The interior sensitively combines period features like exposed beams and large fireplaces with modern comforts and enjoying very good ceiling heights. The light-filled principal reception rooms boast beautiful herringbone parquet flooring and large bay windows overlooking the gardens. Notable spaces include a drawing room with a classically-inspired loggia, a comfortable sitting room, and a very palatial triple-aspect garden room with a wonderful vaulted ceiling.

The older portion of the house contains a formal dining room with a wood-burning stove, opening into a kitchen/breakfast area equipped with an oil-fired

AGA and granite countertops. The ground floor is

completed by a utility/boot room, cold room and boiler room.

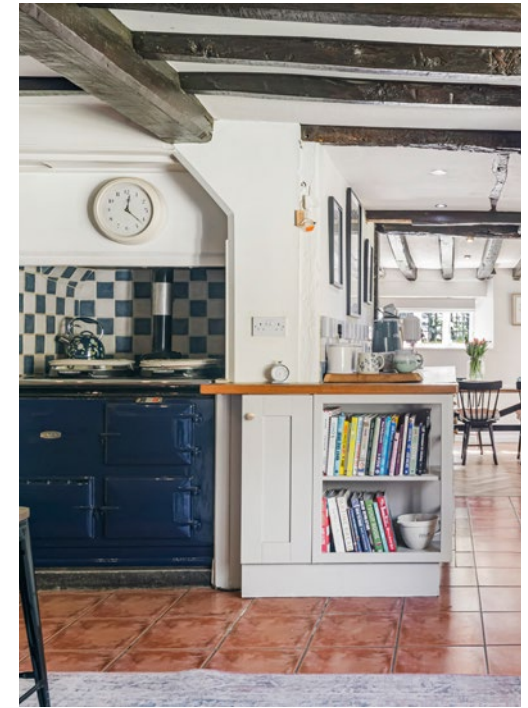
On the first floor, the principal suite offers a dressing room and far-reaching views across the paddocks. Five further bedrooms (three en suite) and a versatile guest sitting room or seventh bedroom provide extensive family accommodation.

The Mill House Cottage & Sussex Barn

Situated to the east of the drive, the refurbished two-bedroom cottage benefitting from its own enclosed garden is currently a successful Airbnb but offers excellent potential for staff or guest use.

To the north lies the "Mill House Stables," a handsome Grade II listed weatherboarded Sussex Barn which was once used as a squash court and stables, currently providing extensive storage and garaging, with potential for further conversion (subject to consents).









Outside

Approached via electronically operated gates and a gravelled driveway, the property is well-screened by mature hedging. The 12.13-acre grounds are a particular feature, divided into clearly defined zones. Formal gardens feature a wisteria-covered pergola, a box-hedged rose garden, and a well-stocked pond. Leisure facilities include a heated swimming pool sheltered by a yew hedge and an all-weather tennis court. The grounds further comprise a kitchen garden with a greenhouse, a water meadow, and approximately 12 acres of paddocks with a separate secondary entrance. The old mill stream runs along the southern boundary, feeding from the River Uck.

Location

The rural village of Isfield offers a public house, farm shop, and the Lavender Line heritage railway. Nearby Uckfield and Lewes provide comprehensive shopping, independent cinemas, and leisure centers. The area is renowned for its sporting opportunities, including golf at East Sussex National, racing at Plumpton, and world-class opera at Glyndebourne. Transportation links are excellent with frequent rail services to London from Haywards Heath (from 42 minutes). The A23/M23 provides easy access to Gatwick Airport (16 miles) and the national motorway network. Highly regarded schooling is available locally, including Uckfield Community College, Lewes Old Grammar School, Ardingly College, and Cumnor House.



Distances

- Uckfield 3.6 miles
- Lewes 6.4 miles
- Haywards Heath 10.2 miles
- Gatwick Airport 16.0 miles
- Brighton 16.2 miles

Nearby Stations

- Uckfield
- Lewes
- Haywards Heath

Key Locations

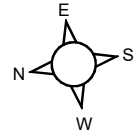
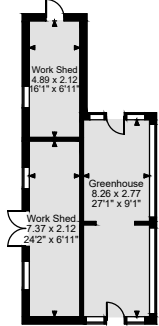
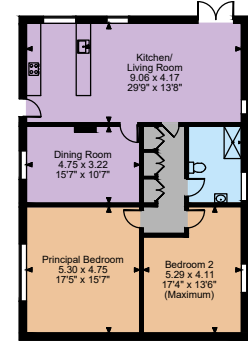
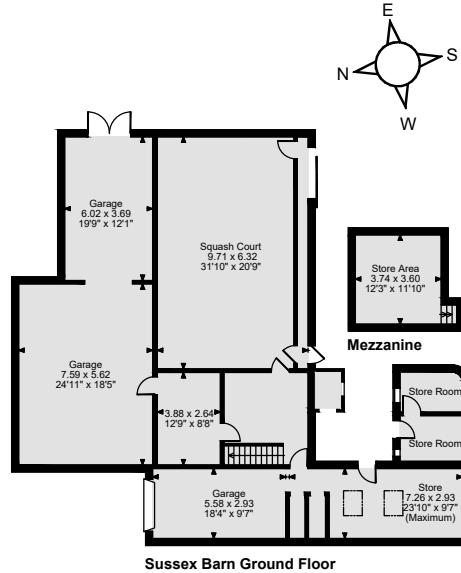
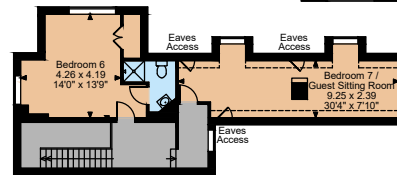
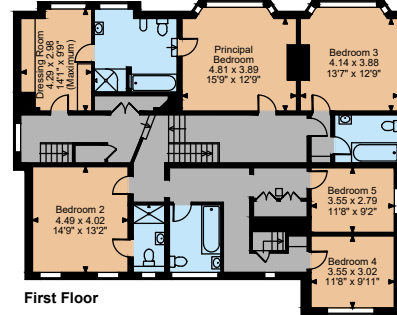
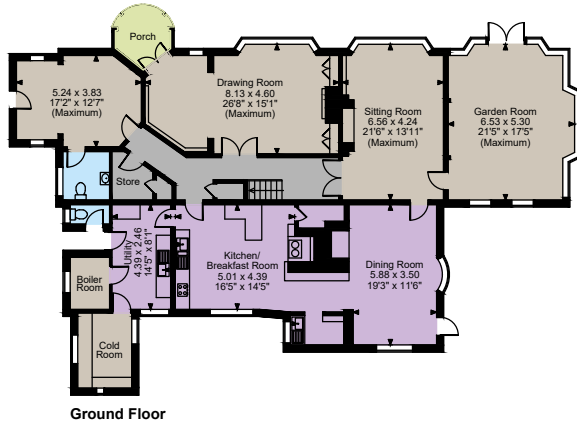
- Ashdown Forest
- South Downs National Park
- Glyndebourne Opera House
- Sheffield Park and Garden
- East Sussex National Golf Club

Nearby Schools

- Cumnor House
- Great Walstead
- Uckfield Community College
- Chailey Secondary School
- Burgess Hill Girls
- Lewes Old Grammar School
- Ardingly College
- Hurstpierpoint College
- Brighton College







The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Floorplans

- The Mill House internal area 4,951 sq ft (460 sq m)
- The Mill House Cottage internal area 1,257 sq ft (117 sq m)
- Sussex Barn internal area 2,193 sq ft (204 sq m)
- Greenhouse/Machinery Store internal area 537 sq ft (50 sq m)
- Total internal area 8,938 sq ft (831 sq m)
- For identification purposes only.

Directions

TN22 5XR

what3words: ///solved.shades.vintages

General

- Local Authority: Wealden District Council
- Services: Mains electricity and water. Oil fired heating. Sewage treatment plant (compliant)
- Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
- Council Tax: Band H
- EPC Rating: Band D

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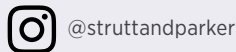
Lewes

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