



DRAFT

# Cottenden Farmhouse

Cottenden Road, Stonegate, Wadhurst, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A beautiful family home with astonishing views over the Weald yet only moments from a London main line station

This detached double fronted Grade II period family home has been extensively updated throughout sensitively combining modern amenities yet retaining features including sash glazing and some original panelling, exposed beams and fireplaces, the whole combining to create a practical family and entertaining environment without compromising the building's rich and extensive history.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**GARAGE AND OUTBUILDING**



**GARDENS 1.70 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**4,727 SQ FT**



**GUIDE PRICE £1,950,000**



### The property

Dating from the 18th century, Cottenden Farmhouse is a beautifully presented Grade II listed family home, offering over 4,700 sq ft of sympathetically updated accommodation arranged over three floors. The property seamlessly combines modern practicality with elegant period character, showcasing features such as large sash windows that frame picturesque views, exposed wooden flooring, original panelling, timber beams, and feature fireplaces. The ground floor is centred around a welcoming reception hall with quarry-tiled flooring. From here, the accommodation flows into dual-aspect drawing and dining rooms—the drawing room featuring an exposed brick inglenook fireplace, while the dining room benefits from shelving and a wood-burning stove set within a characterful fireplace.

An inner hall leads to the south-facing kitchen/breakfast room with uninterrupted views to the South Downs, and enjoys wood-panelled walls, a range of bespoke hand-made solid wood wall and base cabinetry including a breakfast bar, generous

worktops and splashbacks, and a double Belfast sink, plus new extra-wide oak floor with under floor heating. The kitchen is further equipped with modern integrated appliances and connects to a utility room, cloakroom, and a charming breakfast area complete with a walk-in larder and seating nook. French doors open onto the rear terrace, while an adjoining family room features a high ceiling and another fireplace with a wood-burning stove. The property also benefits from generous cellarage split into two rooms, one with a door to the garden and both suitable for a variety of uses.

The first floor provides an elegant principal bedroom with a fireplace and fitted storage, and double bedroom with a fireplace, en suite bathroom and inter-connecting bedroom/study. Three further bedrooms, one with original panelling and a fireplace, a family bathroom and a useful cloakroom complete the facilities.









## Outside

Being an Area of Outstanding Natural Beauty the house occupies a prominent corner plot behind iron railings topped by mature hedging, and is approached through a central pedestrian gate and path flanked on each side by areas of lawn. A driveway gives access to substantial outbuildings including one with tractor store and 26 ft workshop and another with a sizeable garden office or studio and wood store. The gardens and grounds have some majestic, mature trees and shrubs, wide terracing, large swathes of lawn and deep colourful herbaceous borders. There is a fabulous walled kitchen garden with pear trees, plum, blackberries, figs, grapes and more. There is a gated paddock, a small orchard and a natural pond. The large terrace adjacent to the house is ideal for al fresco dining, leading to extensive lawns and enjoying stunning far reaching views over the surrounding High Weald countryside all the way to the South Downs. The plot measures 1.70 acres and there are two ponds and a hard surface tennis court.

## Location

Located in the High Weald National Landscape, the small rural village of Stonegate has a church, village hall, primary school and station.

Neighbouring villages include Ticehurst and Wadhurst, the latter, voted best place to live in the UK 2023, having an historic castle and amenities including a Post Office, independent shopping, cafés, pubs and nursery/primary schooling. There is also the community college with sports centre and Bewl Water, reputedly the largest area of inland water in the south-east, ideal for water sports, all surrounded by numerous footpaths, bridleways and Bedgebury Forest. More extensive amenities can be found in nearby Tunbridge Wells. Communications links are excellent: Stonegate station (1.6 miles) provides services to Hastings and central London. The nearby A26 and A21 offer direct links to London, south coast, the M25 and the motorway network towards Heathrow and Gatwick airports.

Despite its tranquil setting, travel into the capital is made easy by nearby Stonegate station, with a direct services to central London (1h 1min)



## Distances

- Stonegate 0.5 mile
- Ticehurst 1.8 miles
- Wadhurst 3.4 miles (Voted best place to live in UK 2023)
- A21 (London-Hastings road) 3.7 miles
- A26 (London Road) 9.7 miles
- Tunbridge Wells 10.5 miles
- Hastings 18.6 miles
- London Gatwick Airport 31.7 miles
- Central London 56.4 miles

## Nearby Stations

- Stonegate (Central London 1h 1 min)
- Wadhurst (Central London 55 mins)
- Etchingham (Central London 1h 11 mins)

## Key Locations

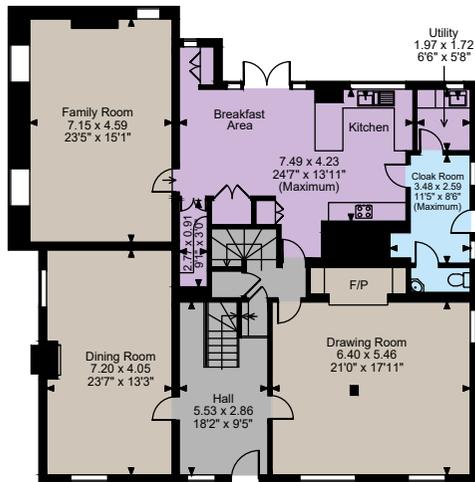
- Pashley Manor Gardens
- Scotney Castle
- Bodiam Castle
- Bateman's (National Trust)
- Haysden Country Park

## Nearby Schools

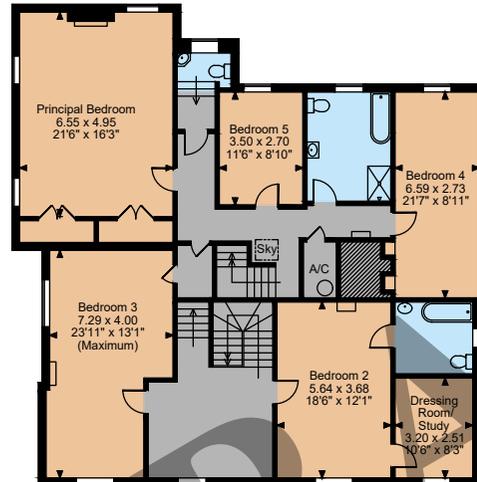
- Sacred Heart
- Skipper Hill
- Mayfield
- St Ronan's
- Rose Hill
- Beechwood



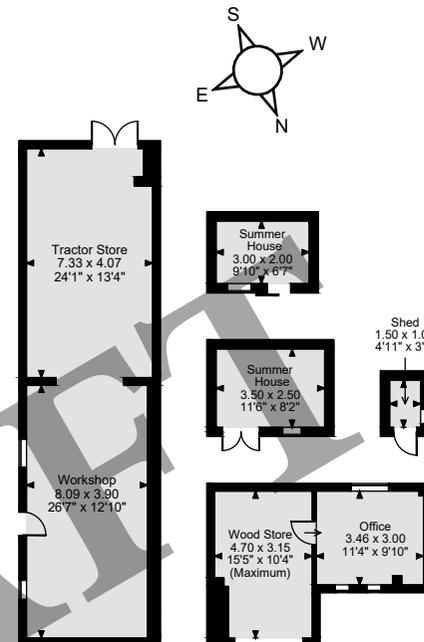




Ground Floor



First Floor



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

Main House internal area 3,996 sq ft (371 sq m)  
 Summer House/Shed internal area 175 sq ft (16 sq m)  
 Outbuildings internal area 933 sq ft (87 sq m)  
 Total internal area 5,104 sq ft (474 sq m)  
 For identification purposes only.

### Directions

TN5 7DT  
 what3words: ///riverbed.forks.swinging - brings you to the driveway

### General

Local Authority: Rother District Council

Services: Mains water and electricity and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Council Tax: Band H

### Lewes

201 High Street, BN7 2NR

01273 475 411

lewes@struttandparker.com

struttandparker.com



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