

The Roughfield Estate



Strictly Private & Confidential

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Contemporary country house with staggering views, surrounded by rolling fields and copses, providing unbeatable privacy, only 57 miles from Central London

The Roughfield Estate, London Road, Hurst Green, East Sussex

Etchingam Station 3.6 miles (London Victoria 45 minutes), Hawkhurst 4.2 miles, Tunbridge Wells 12.8 miles, M25 J5 25 miles, Gatwick 47 miles, Central London 57 miles

Features:

Early 20th Century country house with eight bedrooms including principal suite with dressing room, five reception rooms, cellar, cinema room, integral double garage, kitchen garden, a range of farm buildings with potential for alternative uses, subject to planning, beautiful deer fenced landscaped gardens, lake, rolling grass fields, woods and copses

About 201 acres (81 ha) in total

For sale as a whole





Situation

The Roughfield Estate has to be seen to be believed. The property extends to about 201 acres (81 hectares) in a single ring fenced block of pasture and mature woodland. Roughfield House is approached along a winding drive that descends from the A21 through grass paddocks and woodland passing ponds before arriving at formal entrance gates to the immediate grounds and gardens of Roughfield House. The property is unseen from the outside world and sits in an enchanting position overlooking a lake and across the top of woods and grass fields to the South Downs beyond. The house is completely secluded and private creating a very unusual property.

Sporting and Recreation

Bedgebury Forest and its extensive network of riding routes is only a couple of miles away and within the forest is Bedgebury National Pinetum. Bewl Water Reservoir offers a wide range of activities including sailing, rowing, fishing and walking. The well renowned gardens of Sissinghurst, Great Dixter and Pashley Manor are all within very easy reach and the ever-expanding array of vineyards surround. The south coast and all it has to offer is just 20 miles to the south. There are a number of golf clubs nearby including Dale Hill Golf Club adjacent to Roughfield.

Schools

There are a number of highly regarded state and private schools in the area including Marlborough House and Saint Ronan's in Hawkhurst and also Cranbrook and Benenden very close by.

Roughfield House

Roughfield House is an exceptional contemporary property, nestled into the Sussex countryside, providing extreme comfort in an outstanding position whilst all the while being a stone's throw from central London. The eight-bedroom house constructed in the early 20th Century sits in the heart of the estate at the end of a long drive. Constructed over three floors the property comprises reception hall, drawing room, dining room, office, second office/gym, kitchen/breakfast room, utility room, wine store, cinema room and stairs down to integral double garage. On the first floor is a principal bedroom and bathroom, a secondary bedroom with bathroom and dressing room and a third bedroom. On the second floor, there are four further bedrooms, one bathroom and a shower room. The property is light and spacious with outstanding views from every window over the delightful landscaped gardens, fields and woodland beyond. It is in exceptional condition and offers wonderful space for entertaining both inside and out.











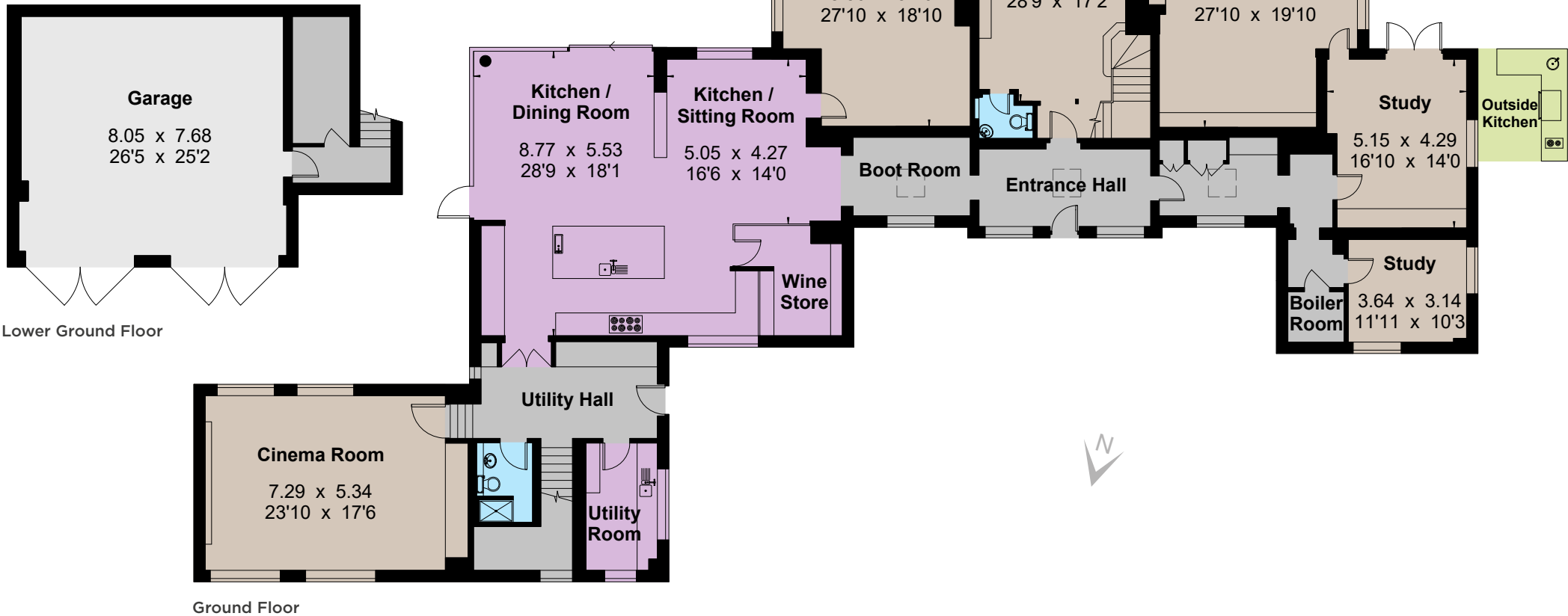


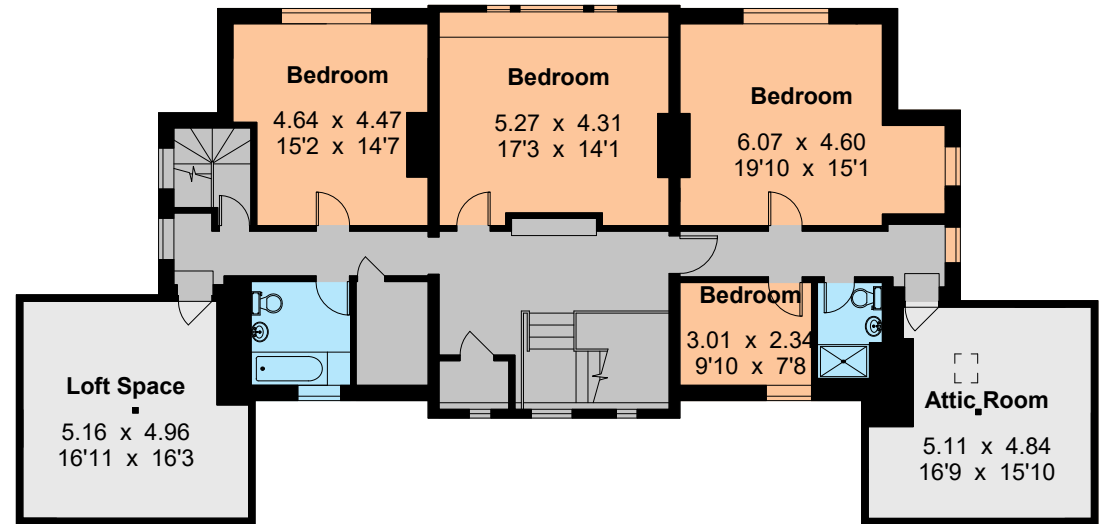
*Floorplans for Roughfield House,
London Road, Hurst Green, East Sussex, TN19 7QY*

Approximate Gross Internal Area*:
8,626 sq ft / 801.4 sq m (Including garage)

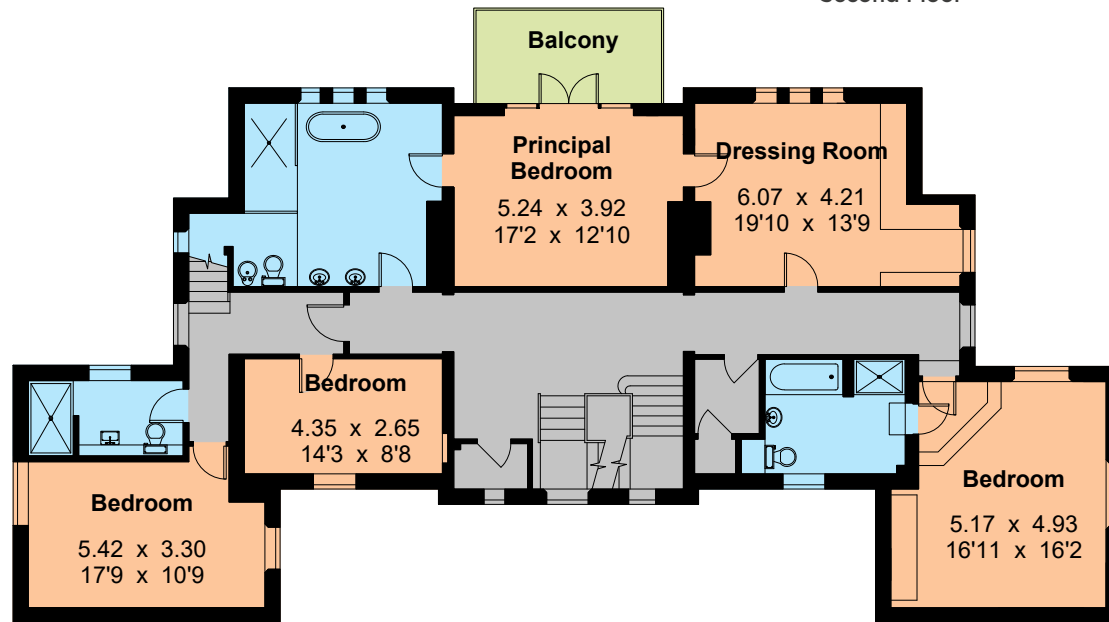
Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.





Second Floor



First Floor





Garden and Grounds

The gardens are a major feature of Roughfield House and have been enhanced by the current owner while encompassing the existing trees, creating a mature feel in relatively young garden. They encircle the main feature of a lake with jetty set around an Oak Tree. The lake which is surrounded by herbaceous borders and stunning rose beds leads the eye out over breathtaking views over your own estate and beyond. To the west of the lake is a very productive kitchen garden and supporting buildings and beyond is a recently planted orchard. To the east lie ornamental ponds and manicured lawns surrounding a peaceful terraced area providing outdoor living and to the west is an outside kitchen and wonderful opportunity for alfresco entertaining.









Farm Buildings

These are situated adjacent to the A21 and with direct access off the road. They comprise a range of buildings, partly used for agricultural purposes and one for a restricted office use. They offer considerable potential for alternative uses, subject to necessary planning consent.



The Land

The house and gardens are surrounded on all sides by your own land, primarily stretching north and south offering total protection. The land is undulating and well balanced, comprising about

98 acres of grassland and 97 acres of woodland with the remainder being made up of internal tracks and lakes. To the south grass paddocks intersected by woods and woodland copses fall away, whilst to the north

the land interspersed with woods and grassland, rises gently again. To the west the land falls away through the woods to a small stream before rising again and touching the B2099 giving an alternative agricultural

and forestry access to the Estate. To the east the land rises gently towards the farm buildings and the boundary formed by the A21.





General

Method of sale: The Roughfield Estate is offered for sale as a whole, by private treaty.

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

Services: Roughfield House has mains water, electricity and private drainage to a septic tank (complies with current regulations). The house has oil-fired central heating and fibre broadband.

There is one public footpath crossing the estate, which runs off the A21 through neighbouring property and connecting to the main drive where it runs down through the property. Further details are available from the vendor's agents on request.

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.

Postcode: TN19 7QY

Solicitors: Withers Worldwide, 20 Old Bailey, London EC4M 7AN www.withersworldwide.com

Designations: The property is set in the High Weald Natural Landscape.

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

Overage: The farm buildings, which lie on the eastern boundary of the estate adjacent to the A21, will be sold subject to an overage on any future development. The overage will be 40% of any uplift in value created by a successful planning permission for alternative use, obtained at any stage during a period of 30 years from the date of completion of the sale.

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.

Local authority: East Sussex County Council www.eastsussex.gov.uk Rother District Council www.rother.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.



EPCs and Council Tax:

Property	EPC Band	Council Tax Band	2025/26 payment
Roughfield House	D	H	£5,135.50

Health and safety: Given the potential hazards of a working farm/estate/shoot 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>

Guide price: Offers in excess of £5,500,000

Directions

what3words: [///reflected.garages.flamenco](https://www.what3words.com/#!/en-gb/reflected.garages.flamenco)

Viewing

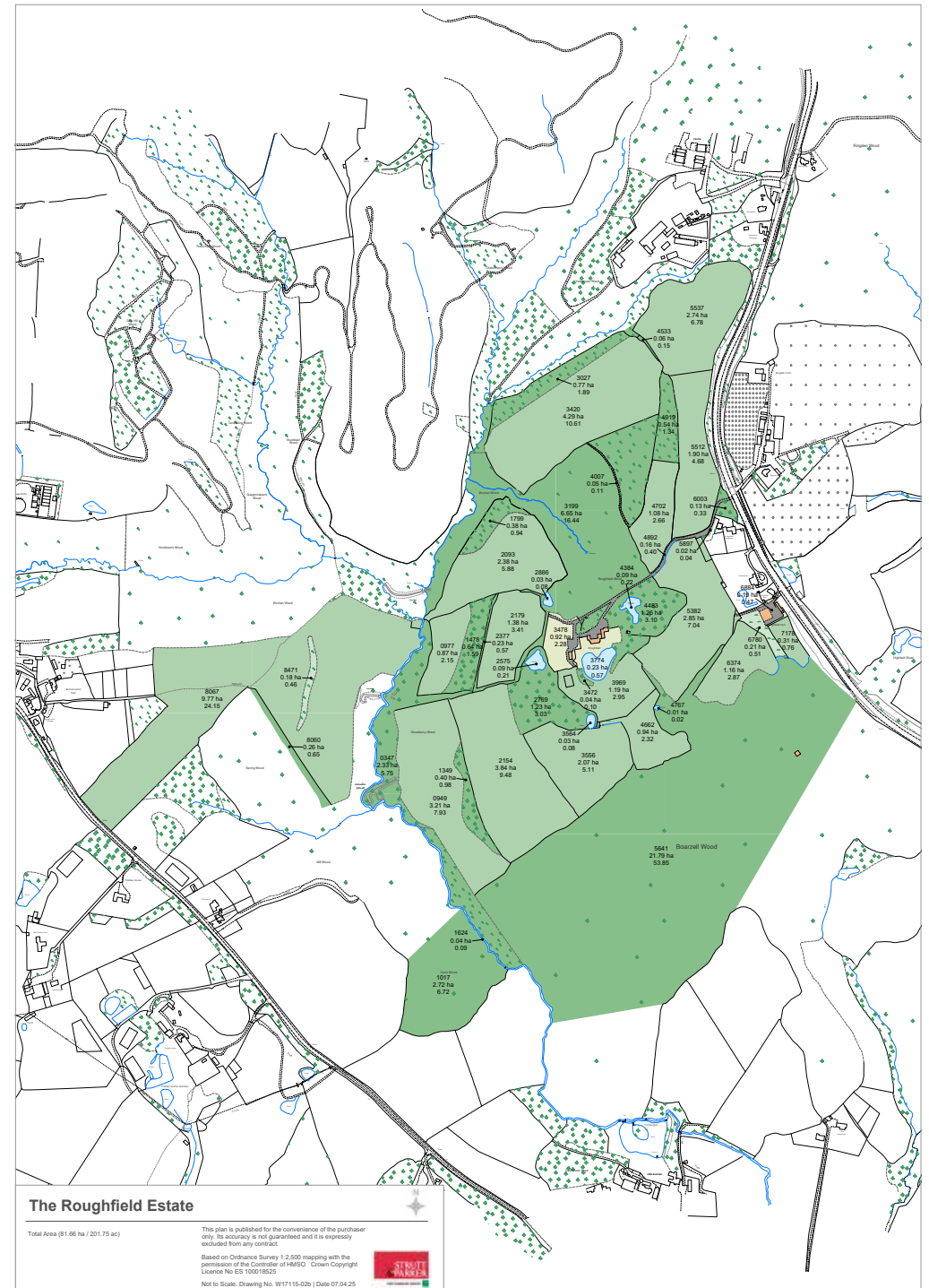
Strictly by confirmed appointment with the vendor's agents, Strutt & Parker London 020 7591 2214

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Over 50 offices across England and Scotland,
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