



Newbridge Mill House

Colemans Hatch, West Sussex

**STRUTT
& PARKER**

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A stunning Grade II Listed property, which has been exquisitely renovated with immense attention to detail.

Nestled in the heart of the Ashdown Forest, the property retains its original character and 16th century features and charm, whilst carefully and thoughtfully integrating contemporary life. There are meticulously landscaped gardens providing beautiful spaces throughout the year.



4 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



**GARAGE/
CARPORT/
ANNEXE**



**CIRCA 3.1
ACRES**



FREEHOLD



SEMI-RURAL



4,047 SQ FT



**£2,400,000
GUIDE PRICE**

The property

The house is arranged over two floors. The ground floor offers an entrance hall with adjacent boot room as well as guest-bathroom, kitchen/breakfast room, walk-in pantry, family sitting room, spacious formal dining/garden room, laundry room, study and annexed bedroom connected to the house by a glass link offering an uninterrupted view onto the garden.

The first floor provides a spacious master bedroom with ensuite bathroom and sauna as well as a dressing room, three further double bedrooms (of which one is ensuite) and a family bathroom. Further storage opportunities can be found in the attic space and built-in storage spaces across the first and ground floors. The property is further accompanied by a two-way oak framed garage, with an ensuite guest suite above.

Outside

Newly landscaped and re-designed by the current owners in collaboration with renowned garden architects, the circa 3.1 acres south facing garden offers two main dining areas, a seating area, an outdoor kitchen and a cedar-hot tub. Close to the main house, a newly built Victorian greenhouse is surrounded by raised flower and vegetable beds. The gardens also encompass a large pond, summer house, dock, small fishing boat and wild flower meadow with play area (tree swing, in ground trampoline, and zipline). These features are embedded in a landscape of perennial flowers, shrubs and ornamental grasses, interspersed with pathways that encircle the garden and pond and lead to the woodland and meadow areas at the back of the property. Access to the property is provided by a private driveway leading to the parking adjacent to the property. The property is accessible via both its own footbridge from the parking area as well as a larger bridge from the driveway.







Location

Newbridge Mill House is located in the heart of the Ashdown Forest as part of a hidden-away, idyllic, three property hamlet. The house and garden are surrounded by miles of footpaths, fields, woodlands and bridle ways. The ancient Hatch Inn is within walking distance. Close by, villages such as Forest Row and Hartfield offer shops, amenities and public houses. Within short driving distance you will also find the towns of East Grinstead, Crowborough and Tunbridge Wells, providing more extensive shopping and restaurants.

For families with children, excellent schools are available within short driving distances from the property. Primary and secondary schools within both the private and state sectors are spread densely across the area, with prep schools such as Brambletye, Cumnor House or Great Walstead and senior schools such as Ardingly and Brighton College, Worth School or Sevenoaks School being popular choices.

Furthermore, despite its rural location, the property is well connected to larger roads and airports. Good road connections to the A22 (for London and Eastbourne), the A 26 (for Tunbridge Wells and Lewes), the M23 (for Gatwick) and the M25 (for Heathrow and Stansted) are within easy reach. Gatwick Airport, specifically, is just 16 miles away.

Commuter train services to London are available from East Grinstead and Cowden/Ashurst, for trains to London Bridge and Victoria, with Tunbridge Wells offering services to London Cannon Street and Charing Cross.



Distances

- Forest Row 2.6 miles
- Hartfield 2.8 miles
- East Grinstead 6 miles
- Crowborough 6.5 miles
- Tunbridge Wells 11 miles
- Cowden station 6 miles
- Ashurst station 7.5 miles

Nearby Stations

- Cowden
- Ashurst
- Crowborough
- Tunbridge Wells

Key Locations

- Charleston Farmhouse
- Glyndebourne
- Hever Castle
- Penshurst Place & Gardens
- Bluebell Railway (Sheffield Park Station)
- Knole House

Nearby Schools

- Brambletye
- Cumnor House
- Ardingly College
- Sevenoaks School
- Michael Hall School

















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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 4,047 sq ft (376 sq m)

Garage and Car Port internal area 467 sq ft (43 sq m)

Green House & Summer House 152 sq ft (14 sq m)

Annexe internal area 185 sq ft (17 sq m)

Totla internal area 4,851 sq ft (451 sq m)

For identification purposes only.

Directions

TN7 4ES

what3words: ///motivator.allows.fairy

General

Local Authority: Wealden District Council

Services: Oil-fired central heating. Mains water and electricity. Private drainage.

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

Council Tax: Band H

EPC Rating: TBC

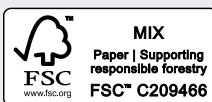
Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

01273 475 411

lewes@struttandparker.com

struttandparker.com



@struttandparker

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