



Bridgelands, Gatehouse Lane, East Sussex, TN22

Guide Price **£2,000,000**

SOMMERVILLE FLURY

Bridgelands, Gatehouse Lane, East Sussex, TN22

Bridgelands sits in an imposing position overlooking a peaceful valley that has been farmed for decades by one family. The house, once a traditional Sussex Hall House, dates back to the early 14th century or late 13th and offers a wealth of original beams, substantial inglenook fireplaces, wide plank original floorboards. The house is set back from a quiet single track lane in the middle of its mature parkland gardens and outbuildings.

The house has a wonderful sitting room with antique panelling, impressive light stone fireplace, custom made floor to ceiling bookcase, light stained parquet flooring, large dining room with huge inglenook fireplace making it ideal for large family seasonal celebrations and dinner parties. The kitchen is waiting for the new owner to complete their own design with vaulted ceilings and great breakfast dining area with fantastic wood-fired Arga, downstairs cloakroom, playroom/conservatory & tiled entrance hallway complete with large inglenook fireplace with wood burner.



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The first floor offers a triple aspect main bedroom with en-suite and working fireplace, three further bedrooms, family bathroom, and 1 en-suite. Second floor two further bedrooms one with working fireplace(1 en-suite bathroom)

The current owners have made many improvements to the heating system and major improvements to the insulation using local craftsman and organic materials such as Woodfibre and Lime plaster. The next custodian of this magnificent slice of Sussex history has lots of scope to continue with the restoration.

The in and out driver way separates the main house from the "Gardeners Cottage" a two bedroom self contained annex which has been striped back to the original timbers and restored with lime plaster, new wood flooring, radiators and heating pipes and adjoining double garage. Timber framed greenhouse, garden shed and triple bay log shed.

The garden has a wealth of unique trees, stocked pond, orchard and green on green tennis court.

Council Tax band: G

Tenure: Freehold

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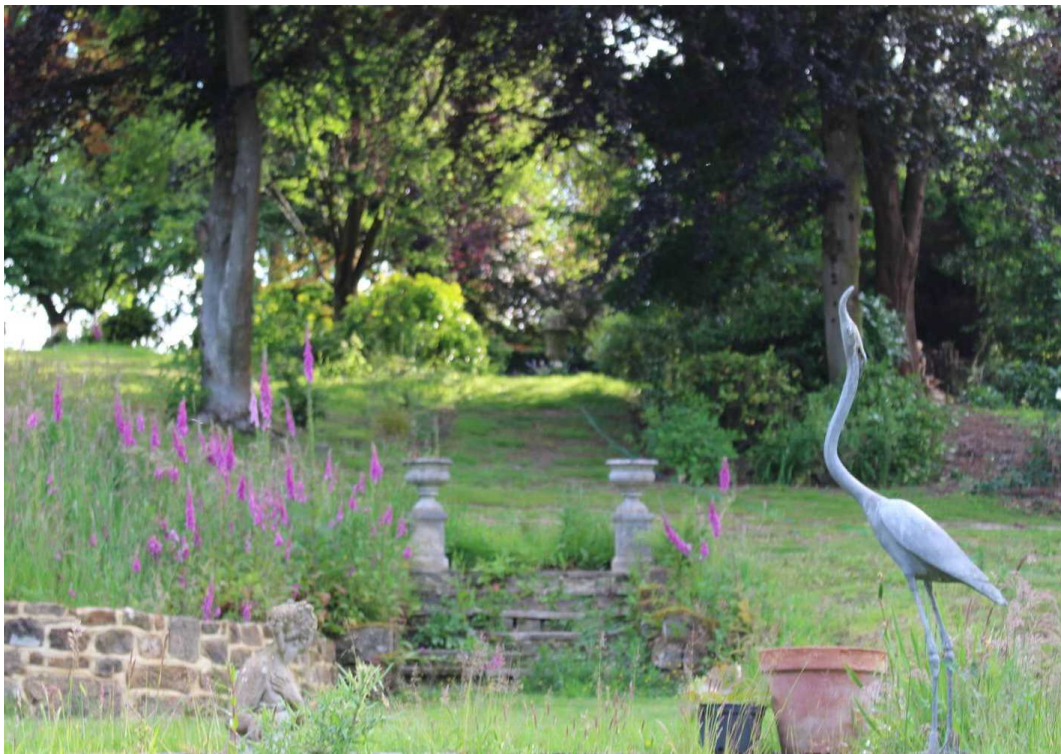


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Bridgelands is a few miles from Buxted Main line station for direct connections to London Bridge (1h16m) & London Victoria Uckfield is close by offering Waitrose, Tesco's and many independent restaurants, coffee shops bars and pubs as well as a Cinema. Marks & Spencers new food hall is close by in Maresfield. Bridgelands is a short drive to the Ashdown Forest ideal for keen walkers. The local village of Framfield has a popular local pub within walking distance. Local area has access to some excellent schools both Private & State.





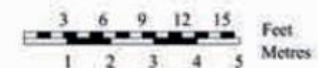
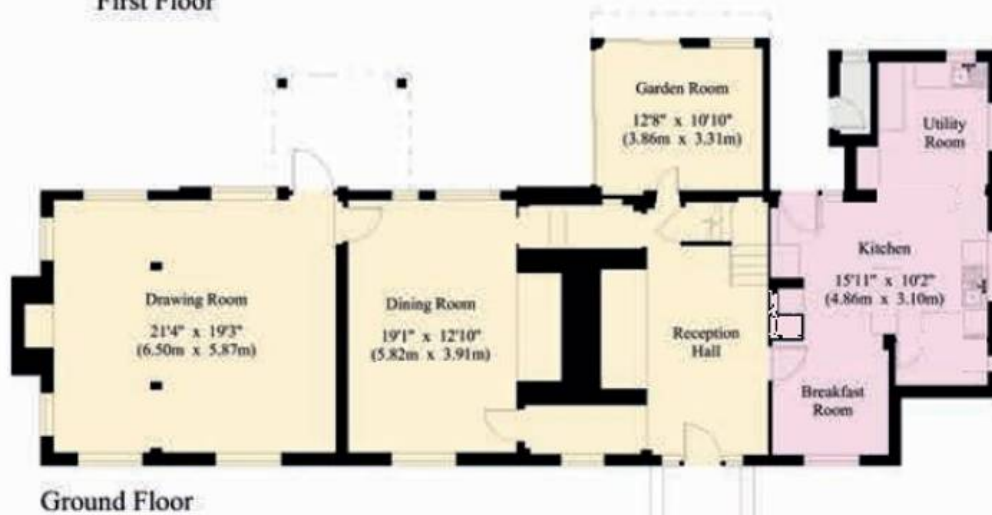




Bridgelands

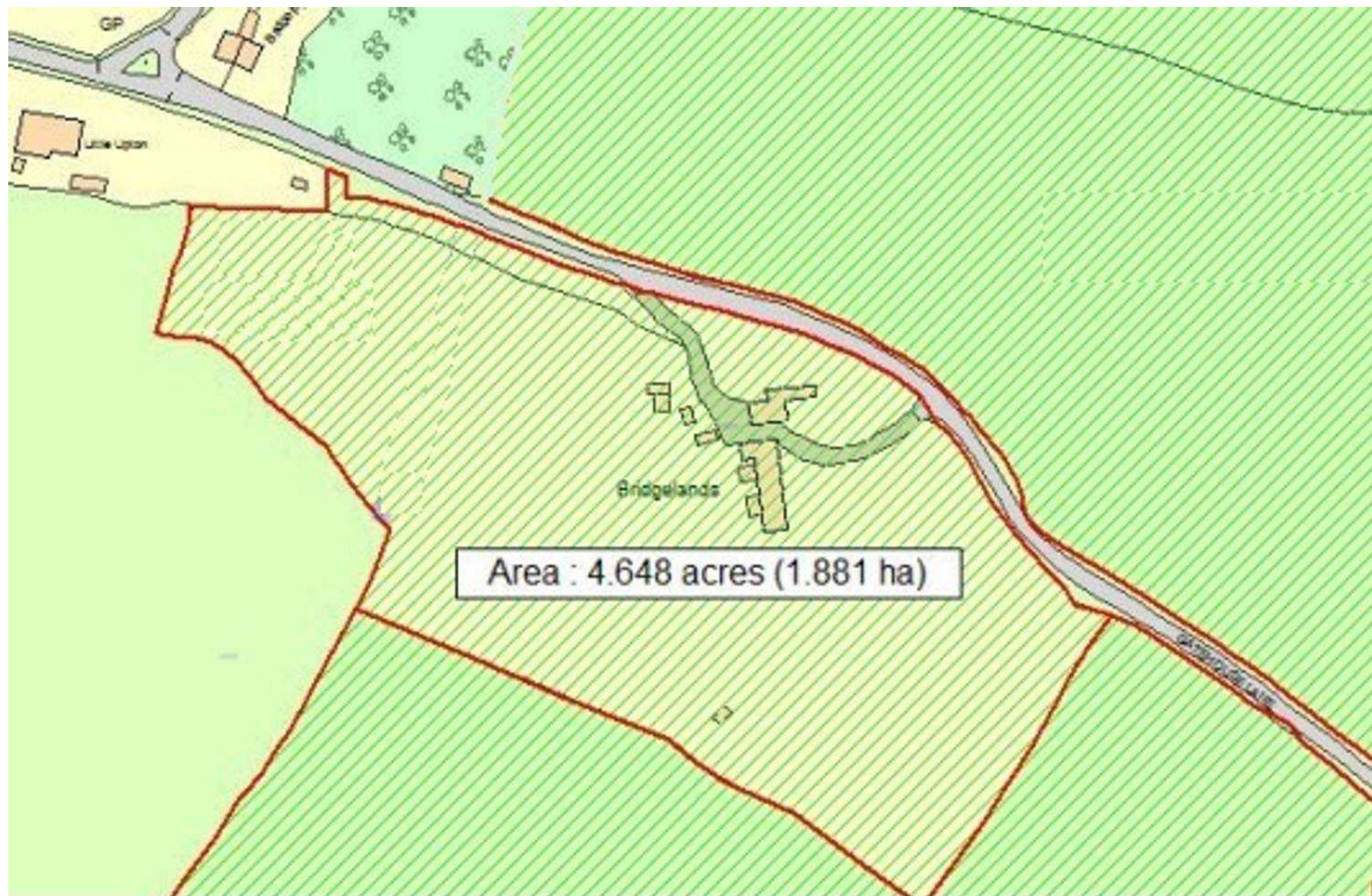
House - Gross Internal Area : 342.0 sq.m (3681 sq.ft.)

Cottage - Gross Internal Area : 72.6 sq.m (781 sq.ft.)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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