



Bramble Farm,
Chapmans Town Road,
Rushlake Green,
East Sussex,
TN21 9PS



Chapmans Town Road

Situated on a little used country lane amidst beautiful rolling countryside within the High Weald Area of Outstanding Natural Beauty is this beautifully presented and considerable improved detached country house with extensive and immaculate accommodation, a detached one bedroom self contained annexe, garaging, stabling, menage and approximately 3.48 acres including delightful formal gardens with lovely views beyond.

Features

DETACHED COUNTRY HOUSE

1 BEDROOM ANNEXE

PADDOCK

GARAGING

SOLAR PANELS

AREA OF OUTSTANDING NATURAL
BEAUTY

4/5 BEDROOMS

STABLE COMPLEX

ALL WEATHER ARENA

3.65 ACRES

FABULOUS VIEWS



Description

This impressive detached country house is situated in a breathtaking rural location on a little used country lane on the outskirts of Rushlake Green and viewing is essential to appreciate the wonderful rolling country views. Providing accommodation that extends to approximately 4154 sq.ft., the principle rooms are arranged around a large reception hall with galleried landing. The living room has a wood burning stove and opens into a garden room. At the centre of the house is a stunning open-plan kitchen/living/dining room which has quartz working surfaces, Karndean flooring and wide bi-fold doors that take in views over the garden and beyond. With a total of four main reception areas the house is ideal for family living and enjoys five spacious bedrooms, three with luxurious en-suites and a family bathroom. There is also the benefit of a completely self contained one bedroom annexe that forms part of the double garage. Fronting a little used country lane electric gates provide access to a driveway in front of the property with a separate driveway that leads down past the formal gardens to a stable complex with tack room and hay barn as well as a horse dryer and all weather riding arena. This versatile family home is finished to an exacting standard with double glazing throughout, air source heating and Solar Voltaic panels. Viewing is highly recommended.

Directions

What3Words:///partner.spoiler.generally



ENTRANCE PORCH

6' 10" x 6' 10" (2.08m x 2.08m) with fitted shutters opening to

RECEPTION HALL

14' 2" x 12' 0" (4.32m x 3.66m) with panelled and glazed staircase rising to galleried landing with large cloaks cupboard and wide opening through to INNER RECEPTION HALL 13' 10" x 9' 10" (4.22m x 3.00m) with fitted shelving.

DRAWING ROOM

23' 10" x 14' 2" (7.26m x 4.32m) a double aspect room with central limestone fireplace with inset wood burning stove on a slate hearth and with double glazed doors opening through to GARDEN ROOM 14' 1" x 13' 0" (4.29m x 3.96m) having a triple aspect with views of the gardens and beyond.

SITTING ROOM

17' 2" x 14' 0" (5.23m x 4.27m) timbered media wall and double doors opening onto the patio and garden.

CLOAKROOM

8' 0" x 4' 7" (2.44m x 1.40m) Vanity sink unit and concealed cistern wc with heated towel rail to side.

KITCHEN

18' 6" x 13' 0" (5.64m x 3.96m) with wide opening through to dining room and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated Bosch dishwasher, bin store, double oven and separate microwave. Large area of quartz working surface incorporating a 1 1/2 bowl sink with mixer tap and 4 ring ceramic hob. There is space and plumbing for American style fridge/freezer, larder cupboard and breakfast bar, opening to the BREAKFAST ROOM 12' 2" x 11' 10" (3.71m x 3.61m) opening through to the dining room and

UTILITY ROOM

8' 1" x 7' 9" (2.46m x 2.36m) with window to front and stable door to side and fitted with a further range of base and wall mounted units, quartz working surface, sink with mixer tap, space and plumbing for appliances.

DINING ROOM

26' 0" x 8' 6" (7.92m x 2.59m) with a wide aluminum bi-fold doors measuring some 22' 10" and 8' 7" wide opening onto the patio and garden.

GALLERIED LANDING

with window taking in far reaching views.

MASTER BEDROOM

17' 9" x 13' 1" (5.41m x 3.99m) a double aspect room. DRESSING ROOM 8' 5" x 4' 7" (2.57m x 1.40m) fully fitted with automatic light. EN-SUITE 8' 5" x 7' 4" (2.57m x 2.24m) with window taking in views, floating vanity sink unit with mirror above and towel rail to side, wet room shower area with recessed shelf, concealed cistern wc.

FAMILY BATHROOM

9' 8" x 8' 2" (2.95m x 2.49m) with window to rear, tiled floor and walls and fitted with a vanity sink unit with mixer tap, heated towel rail to side, roll top bath, wet room shower area, concealed cistern wc.

BEDROOM

14' 10" x 14' 0" (4.52m x 4.27m) with window taking in far reaching views. EN-SUITE 9' 10" x 5' 0" (3.00m x 1.52m) with window to rear, tiled floor and walls and fitted with a large shower enclosure, vanity sink unit with mirror above, concealed





BEDROOM/DRESSING ROOM

13' 10" x 8' 0" (4.22m x 2.44m) with window to front.

BEDROOM

14' 1" x 10' 9" (4.29m x 3.28m) with window to front, fitted Lumi sauna.

BEDROOM

14' 1" x 10' 2" (4.29m x 3.10m) with window to rear.

SHOWER ROOM

8' 2" x 5' 3" (2.49m x 1.60m) with window to side, tiled floor, tile enclosed shower cubicle with heated towel rail to side, vanity sink unit and concealed cistern wc.

OUTSIDE

The property is approached over a block paved driveway that provides ample parking, an electric gated entrance and separate driveway that leads to the side of the property and down to the stable complex. To the front is an extensive area of block paved driveway that gives access to the garage and annex. The front garden is post and rail fence enclosed with planted hedging and borders wrapping round to the side and rear. Formal gardens with a large expanse of ceramic and brick paved patio that enjoys a south westerly aspect over the gardens and land and onto rolling countryside. To the other side is an enclosed private patio area. Beyond the gardens access is given down to the paddock with a gated access and an area of hard standing and parking and a concrete turnout in front of the stable complex. Beyond the stables a gate leads to an all weather arena.

STABLE COMPLEX

of timber construction with 10 solar panels, horse dryer and Scott stable system comprising stables all measuring approximately 11' 5" x 11' 5" (3.48m x 3.48m) with kick boards, rubber matting. Trap bar measures 16' 10" x 11' 7" (5.13m x 3.53m) and ?? measures 11' 3" x 5' 5" (3.43m x 1.65m).

GARAGE

19' 7" x 18' 4" (5.97m x 5.59m) partially sub-divided with two electric up and over doors. The garage has a separate access to the Annexe to the rear.

ANNEXE COMPRISES

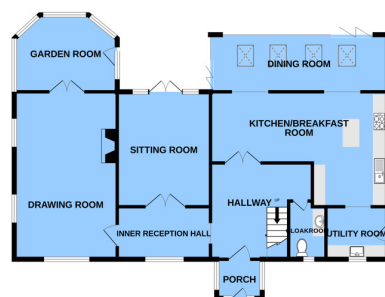
KITCHEN 19' 5" x 8' 1" (5.92m x 2.46m) with a range of base and wall mounted cabinets providing cupboards and drawers with fitted oven, hard wood working surface and 4 ring hob with 1 1/2 bowl stainless steel sink. There is a microwave, ample space for a breakfast table and double doors out to a separate patio and stairs rising to the landing. BEDROOM 15' 3" x 13' 2" (4.65m x 4.01m) max having a dual aspect. BATHROOM 13' 2" x 7' 9" (4.01m x 2.36m) with obscured window, tiled walls and fitted with a white panelled bath with shower over, vanity sink unit, concealed cistern wc with heated towel rail. Eaves storage cupboard with space and plumbing.

COUNCIL TAX

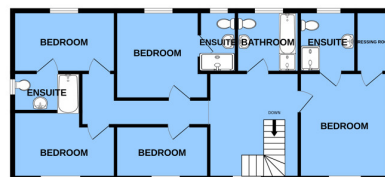
Wealden District Council
Band G £4267.47



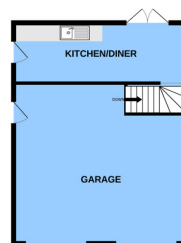
GROUND FLOOR



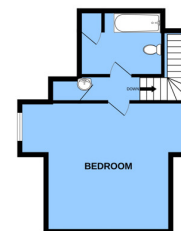
1ST FLOOR



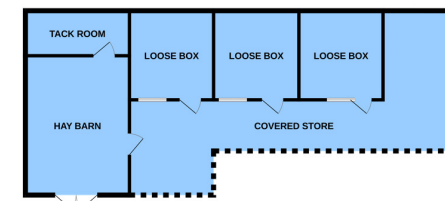
GARAGE/ANNEXE GROUND FLOOR



GARAGE/ANNEXE FIRST FLOOR



STABLE BLOCK



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

