



Newhouse Farmhouse,
Chalvington Road,
Chalvington,
East Sussex,
BN27 3TB



Chalvington Road

Enjoying a wonderful rural setting close to the downland villages of Ripe and Chalvington this attractive Grade II listed four/five bedroom farmhouse offers well proportioned rooms with an oak framed kitchen extension amidst established gardens with a feature pond, orchard and triple oak framed garage.

Features

GRADE II LISTED FARMHOUSE

OAK FRAMED KITCHEN

GLAZED MEZZANINE

POPULAR VILLAGE LOCATION

GARDEN AND ORCHARD

4/5 BEDROOMS

PERIOD FEATURES

TRIPLE CAR BARN

DOWNLAND VIEWS



Description

The South Down National Park provides a wonderful backdrop for this Grade II listed farmhouse and viewing is essential to appreciate the beautifully maintained accommodation and established gardens that are all set within a short distance of the downland villages of Chalvington and Ripe. Set within 1 acre there is an established pond, kitchen garden and triple oak framed car barn. The accommodation is presented in excellent decorative order all arranged around a reception hall with original quarry tiled floor. There are two main reception rooms, the main having a triple aspect with French doors and a wood burning stove. At the heart of the house is an oak framed kitchen extension glazed on three sides and enjoying the fine views. The kitchen is arranged around a centre island and provides ample space for a breakfast table, seating and enjoys a wood burning stove. On the first floor there are four bedrooms that are all of good proportion, the main having an en-suite with a separate family bathroom. To the second floor is a vaulted fifth bedroom/studio plus additional attic space. Outside the gardens extend to approximately 1 acre and include formal gardens with attractive brick paved pathways and patios. There is a feature pond, kitchen garden with raised beds, Hartley Botanic greenhouse, triple oak framed car barn with electric roller shutters and an orchard.

Directions

From the A22 take the turning onto Chalvington Road at Golden Cross. Continue for approximately 2 miles where the property will be seen on the right hand side before reaching the village of Chalvington.

What3Words:///mallets.profile.modern



ENTRANCE PORCH

L shaped measuring 21' 10" x 8' 10" (6.65m x 2.69m) plus 6' 5" x 6' 2" (1.96m x 1.88m) with understairs storage.

CLOAKROOM/UTILITY ROOM

Fitted with a vanity sink unit with additional cupboard, low level wc, door to REAR PORCH with hanging rail and door to outside.

LIVING ROOM

25' 3" x 16' 1" (7.70m x 4.90m) a triple aspect room with French doors to the rear garden, wall lights, central wood burning stove on a slate hearth with stone mantel.

DINING ROOM

17' 0" x 11' 9" (5.18m x 3.58m) a dual aspect room.

KITCHEN/BREAKFAST ROOM

L shaped measuring 16' 0" x 15' 8" (4.88m x 4.78m) plus 11' 1" x 10' 8" (3.38m x 3.25m), an impressive oak framed kitchen/breakfast room with tiled floor throughout and fitted with a wood burning stove. The kitchen area is arranged around a centre island with an extensive range of cupboards with an integrated dishwasher and bin store. There is a large area of composite working surface incorporating a stainless steel sink with mixer taps and an additional range of base and wall mounted wood fronted units with working surface incorporating a two ring hob and a 2 oven Rayburn with extractor above. There is an integrated double oven, 2 fridges. The kitchen vaults up to a glazed mezzanine floor above, accessed from the first floor landing.

HALF LANDING TO GLAZED MEZZANINE

10' 0" x 9' 5" (3.05m x 2.87m) vaulted.

MAIN FIRST FLOOR LANDING

with window to rear, further stairs rising to the second floor, airing cupboard 9' 5" x 4' 0" (2.87m x 1.22m) with slatted shelves and separate cupboard with hanging and shelving.

MAIN BEDROOM

14' 3" x 14' 0" (4.34m x 4.27m) a dual aspect room door to





EN-SUITE

with window to rear, tiled floor, roll top bath with telephone style tap, vanity sink unit, wc and tiled enclosed shower with fixed and hand held shower heads, heated towel rail.

BEDROOM

12' 8" x 7' 0" (3.86m x 2.13m) plus 4' 10" x 4' 3" (1.47m x 1.30m)

BATHROOM

9' 5" x 5' 10" (2.87m x 1.78m) with window to front, part panelled walls and fitted with a high cistern wc, slipper bath, pedestal wash hand basin and heated towel rail.

BEDROOM

12' 8" x 11' 9" (3.86m x 3.58m) with window to front.

BEDROOM

12' 9" x 11' 4" (3.89m x 3.45m) having a dual aspect.

SECOND FLOOR VAULTED BEDROOM/STUDY

28' 1" x 9' 8" (8.56m x 2.95m) with window to side with exposed timbers, double and single cupboards and access to loft space 18' 1" x 17' 2" (5.51m x 5.23m) overall.



OUTSIDE

The property has double gates to a vehicular access with a large area of parking and turning and access to the triple oak framed car barn. There is also a pedestrian access to the front door. The property is enclosed with mature hedging with a central pathway to the entrance porch. There are areas of lawn with brick pathways that wrap around to an area of patio. Beyond is a feature pond and the gardens rise up to the side with a further pathway, bordered with climbing fruit trees, leading to the parking area. To the side of the garage is a kitchen garden area with six raised planters and a Hartley Botanic greenhouse measuring 12' 0" x 9' 7" (3.66m x 2.92m). Beyond the car barn a gate leads into an orchard with a mix of apples, pears and cherry, all be hedge and fence enclosed.

OAK FRAMED TRIPLE CAR BARN

9' 5" x 5' 6" (2.87m x 1.68m) with three electric roller shutters with one sub-divided bay.

COUNCIL TAX

Wealden District Council

GROUND FLOOR



1ST FLOOR



2ND FLOOR



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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.
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