



The Furnace

Waldron Road, Horam, East Sussex, TN21 0PP

Batcheller
Monkhouse

Our Corner of England

THE FURNACE

A beautifully located Grade II Listed country house, privately set at the end of its own driveway with an attractive outlook over its gardens and grounds, together with a detached cottage, quality stable block, manège, tennis court, pond, paddocks – in all about 13.2 acres.

NB Available by separate negotiation: 13.45 acres of woodland with pond

Ground Floor

- Reception Hall
- Drawing Room
- Sitting Room
- Music Room
- Study
- Superb Kitchen/Breakfast/Family Room
- Utility Area
- Gym Area
- Boot Room
- Cloakroom

First Floor

- Master Bedroom with en suite Bathroom and Dressing Room
- Guest Bedroom 2 with en suite Bathroom and Dressing Room
- Bedroom 3 with en suite Bathroom
- Two further Bedrooms
- Two further Shower Rooms

The Cottage

- Sitting Room
- Kitchen
- Bedroom
- Bathroom

Outside

- Garaging with Office
- Stable Block with Hay Barn, Tack Room and WC
- Manège
- Tennis Court
- Formal Gardens, Pond and Paddocks
- In all about 13.2 acres



DESCRIPTION

The Furnace is a fine Grade II Listed period house dating from the 17th century or earlier, with brick and part tile hung elevations beneath a tiled roof.

The original farmhouse has been substantially enlarged over the years with the present owners forming a superb kitchen/breakfast/family room which creates an exceptionally comfortable, well-presented and appointed family home.

There has been much use of light oak joinery throughout, with underfloor heating in the kitchen area.

The location is a very appealing feature, being situated at the end of its own private driveway of some 125 yards in length.

The main features of the property include:

- Front door to **reception hall** with exposed oak flooring, built-in cupboard, door to **cloakroom**.
- The **drawing room** has an open fireplace with fitted Jetmaster grate, mantel over, exposed stone walls to either side. The **sitting room** has a brick fireplace with wood-burning stove, oak bressummer beam and cupboard beside, oak flooring.
- Also on the ground floor there is a **music room** and a **study**.
- The focal point of the house is the wonderful **kitchen/breakfast/family room**, handcrafted by Chalon Kitchens with marble work surfaces with cupboards and drawers beneath, a large maple-topped island unit, recessed Lacanche range cooker, with limestone flooring. This area is tailor-made for modern family living. The family area makes the most of the fine views over the garden and grounds through full height oak windows and triple sliding doors which open out onto the rear terracing.
- A useful **boot room** is accessed off the kitchen as well as a secondary staircase to the first floor. There is also a **utility and gym area**.
- On the **first floor** there is an excellent **master bedroom suite**, being double aspect with open stud work leading into the **dressing room** and an excellent **en suite bathroom** with freestanding rolltop bath, shower cubicle, wash basin, WC, heated towel rail.
- There are **two other guest bedroom suites**, both with **en suite bathrooms**, **two further bedrooms** and **two shower rooms**, making for excellent family accommodation.





THE COTTAGE

This is located halfway along the driveway, the elevations are brick beneath a slate roof. The accommodation comprises **sitting room, kitchen, bedroom** and **bathroom**. There is also an attractive wall-enclosed **garden** to the rear.

THE OUTBUILDINGS

At the head of the driveway is a **garage 23'4 x 17'6** of brick construction beneath a felt roof, with adjoining **office 17' x 7'7**.

THE EQUESTRIAN FACILITIES

Approached from a spur off the driveway is an attractive quality **stable block** of oak weatherboarding on a brick plinth beneath a pitched slate roof, comprising **four loose boxes, tack room, large feed store, hay barn** and **WC**. There is a concrete apron to the front and power and water connected.

To the front of the stable block is a **40m x 20m manège** with a rubber and sand base.

THE GARDENS AND GROUNDS

The Furnace is approached from the lane through iron gates with stone walls to the side. The driveway forms an impressive approach and extends for about 125 yards, culminating in a turning circle with a central mature oak tree, good parking area for a number of vehicles adjoining the garage. To the left of the drive is a large stream-fed **pond** which flows through a weir to the south.

The gardens are principally laid to sweeping lawns interspersed with mature specimen trees including Japanese Maple, magnolia, weeping pear, oaks and an ancient mulberry tree. There are several mature borders with shrubs and plants including roses and a wisteria.

To the rear of the house is a broad terrace which adjoins the family room with a lovely south-westerly aspect and adjacent parterre garden with trimmed box hedging and an impressive row of pleached lime trees.

The whole garden forms a delightful backdrop to the property with a park-like quality.

THE PASTURE

The pasture is divided into **six post and rail enclosed paddocks** with easy access from the stable block, with water connected and three hay field shelters. There is also a separate gate giving access to the lane. **In all about 13.2 acres**.

AVAILABLE BY SEPARATE NEGOTIATION:

13.45 acres of **deciduous woodland** with woodland walks and a pond.

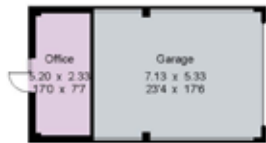
AMENITIES

Local: The Furnace is located about 1 mile from the centre of Horam village with a good range of local shops and amenities for everyday requirements.

Towns: For more comprehensive amenities and shops, the market town of Heathfield is some 2.5 miles and has a full range of shops including a Waitrose supermarket; Uckfield is some 7.6 miles, Battle about 15 miles, Eastbourne some 15.5 miles and Tunbridge Wells about 17 miles.



The Furnace, Horam
Gross internal area (approx)
Garage / Office 53.0 sq m/ 570 sq ft
Cottage 56.9 sq m/ 612 sq ft
Stable Block 100.4 sq m/ 1,080 sq ft
Total 210.3 sq m/ 2,262 sq ft



For identification only - Not to scale
 © Trueplan (UK) Limited





Transport: Buxted station is about 6.1 miles on the Southern London Bridge line and Stonegate station some 10.3 miles on the Southeastern Charing Cross line.

Schools: Local schools include Maynards Green Primary School; Heathfield Community College; Bede's at Upper Dicker; St Andrew's Prep and Eastbourne College at Eastbourne; Mayfield Girls' School; Skippers Hill at Five Ashes.

Leisure: Horam is a rural village with a village hall, playing fields and the Hidden Springs Vineyard. There are many local footpaths including the Cuckoo Trail nearby for walking and cycling. Golf at Wellshurst Park and Horam Park. Bateman's and Bodiam Castle (National Trust). The coast and Seven Sisters Country Park at Eastbourne; Glyndebourne Opera House. Theatres and cinemas at Eastbourne and Tunbridge Wells, Picture House cinema at Uckfield.

Healthcare: There are medical and dental surgeries in Horam; Eastbourne District General Hospital; Uckfield Hospital.

DIRECTIONS

From Horam proceed in a northerly direction on the A267 and on leaving the village take the first left turning into Furnace Lane. Proceed for half a mile and the entrance drive to The Furnace will be found on the right hand side.

What3Words: ///disprove.unpacked.eclipses

Additional Information

Local Authority: Wealden District Council. Tel: 01892 602010

Services (not checked or tested): Mains water and electricity. Private drainage. Oil-fired central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers ESX138158 and ESX105295

EPC: EPC rating E **Council Tax:** Band H

Agent's Note: There is a public footpath running through the land from the west boundary as per the land plan.

GUIDE PRICE £1,975,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577



13.45 acres of Woodland
available by separate
negotiation



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

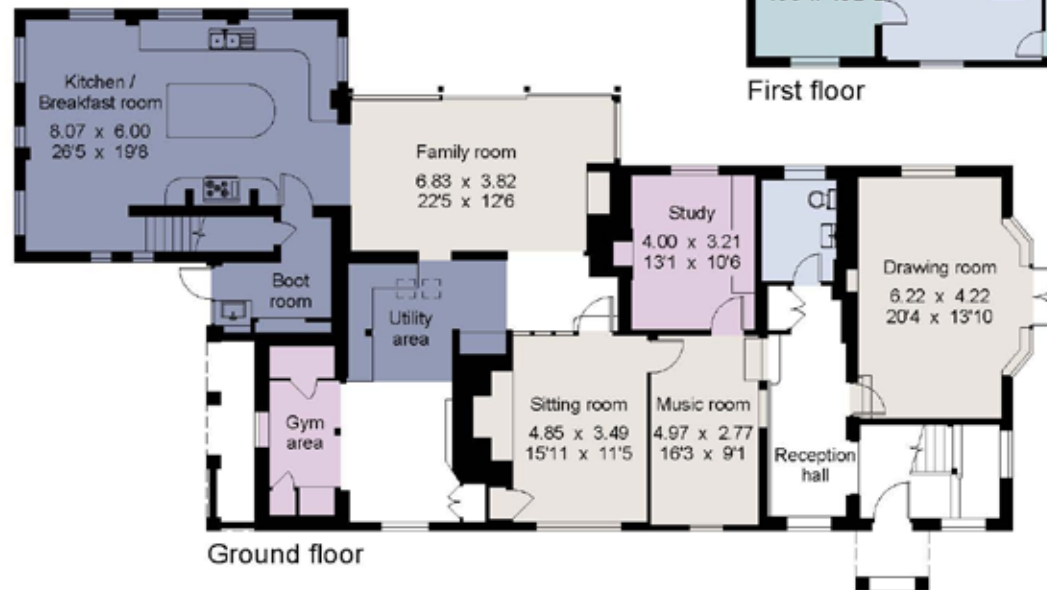
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

batchellermonkhouse.com

The Furnace, Horam

Gross internal area (approx) 414.0 sq m/ 4,456 sq ft



For identification only - Not to scale
© Trueplan (UK) Limited

rightmove
find your happy

EQUESTRIAN
propertytsale.com

Farmland
MARKET

UKLANDand
FARMS.co.uk