

# The Farmhouse Mark Cross East Sussex







## The Farmhouse, Lodge Farm, Catts Hill, Mark Cross, TN6 3NH.



A wonderful detached farmhouse, offering substantial family accommodation in a secluded and peaceful position, yet easily accessible to excellent road and rail connections and local amenities. In addition to the house there is a substantial barn/garage outbuilding and beautiful mature gardens and grounds extending to about 3 acres (to be verified) with various ponds. Further land may be available to rent if a purchaser required.

Crowborough station 3.3 miles (London Bridge from 69 minutes).  
Frant station 4.5 miles (London Bridge from 50 minutes).  
Wadhurst station 4.4 miles (London Bridge from 54 minutes).  
Tunbridge Wells 5.5 miles (London Bridge from 44 minutes). M25 (J15) 20 miles. Gatwick airport 26 miles. London 45 miles.

(All times and distances approximate)





## The Property

The Farmhouse at Lodge Farm is a wonderful detached farmhouse with brick and part tiled upper elevations. The property is full of character and offers well balanced and flexible family accommodation. On entering the house there is a spacious reception hallway with stairs leading to the first floor.

The kitchen has a range of fitted units and cupboards as well as windows to the front and side and a door to the front. Accessed from a door on the left of the reception hallway there is also useful utility room with w.c. and door to the side of the property.

The main reception rooms are located at the rear of the house and include a double aspect sitting room, dining room with feature fireplace and fitted display cupboard, and a double aspect drawing room with double doors opening out to the side gardens. The reception rooms all have attractive parquet flooring throughout.

On the first floor there are five bedrooms, two of which have en suite shower rooms. A family bathroom and separate w.c. complete the accommodation.

## Gardens and Grounds

The house is approached over a long private driveway leading to the front of the house. The driveway continues with a spur leading off to the garaging.

The beautiful gardens and grounds surrounding the house offer a great deal of privacy and include a multitude of mature trees and shrubs as well as various ponds.

There is also include a substantial outbuilding, currently used as a garage/barn, and in all the property extends to about 3 acres (to be verified). Further land may be available to rent if a purchaser should require.

## Services

Mains water and electricity. Oil heating. Mains drainage.





## Situation

Mark Cross is ideally situated for access to Tunbridge Wells which offers a comprehensive range of shopping, recreational and cultural amenities. Nearby Rotherfield and Crowborough offer a very good selection of facilities including local shops, supermarkets, banks and a post office. A more extensive range of shopping, commercial and recreational facilities can be found at the larger centre of Tunbridge Wells.

Communications in the area are very good with access to major road and rail routes (stations at Crowborough, Wadhurst, Frant and Tunbridge Wells) with services to London Bridge from 44 minutes.

There is an excellent choice of schooling in the area, in both the state and private sectors, with grammar schools in Tunbridge Wells and Tonbridge.

Leisure facilities in the area include golf at Crowborough, Tunbridge Wells and at the East Sussex National Course at Little Horsted near Uckfield. There is a dry ski slope at Bowles Outdoor Centre (Eridge) and rock climbing close by. There is also sailing at Bewl Water and on the south coast, as well as riding and walking in the surrounding countryside and on the nearby Ashdown Forest.

## Local Authority

Wealden District Council, Tel. 01892 653311.

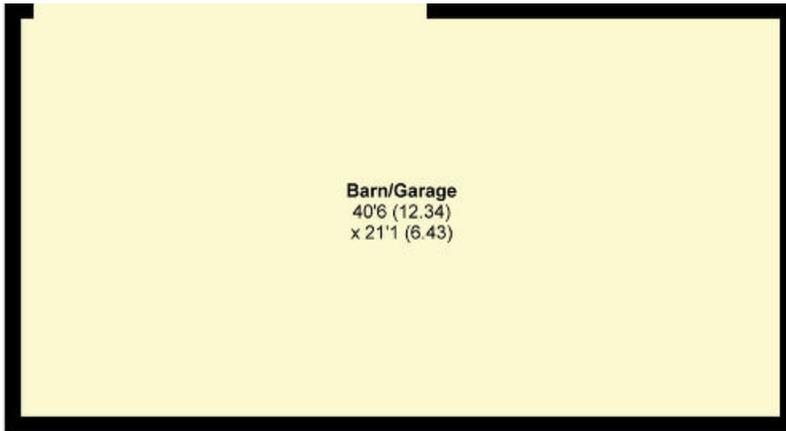
## Tenure

Freehold.

## Directions (TN6 3NH)

From Tunbridge Wells proceed south on the A267 passing through Frant. On reaching Mark Cross, turn right onto the B2100 (signposted to Crowborough and Rotherfield). After 0.1 of a mile, turn right onto the unmarked driveway (immediately after the lamp post and just before the row of brick cottages). Follow the driveway to the end where the entrance to the private drive will be found on the left.



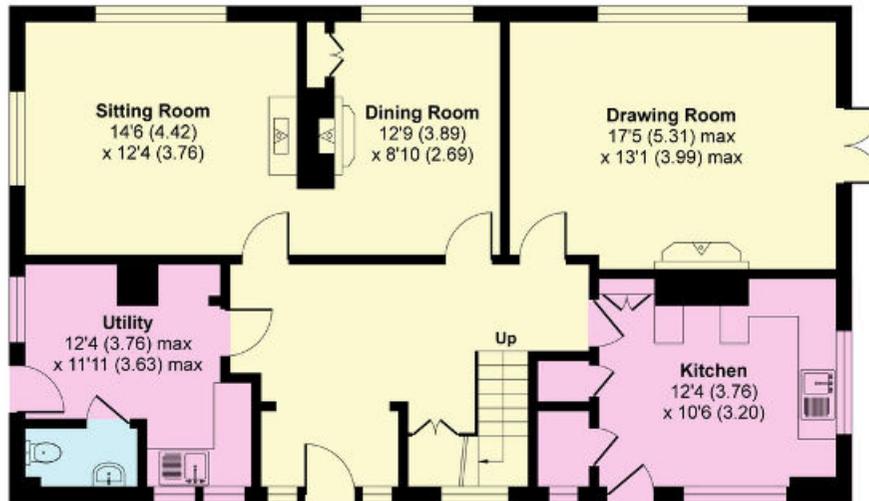


**OUTBUILDING**

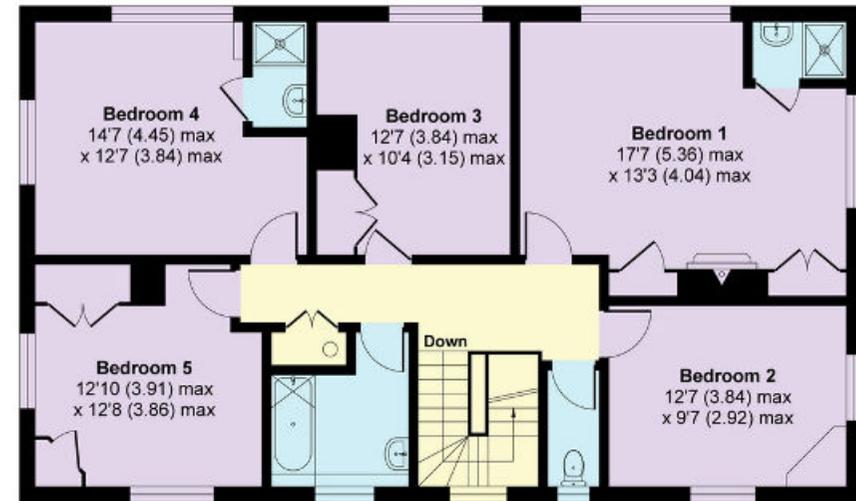


**Approximate Gross Internal Floor Area**  
**House: 198 sq.m. / 2126 sq.ft.**  
**Outbuilding: 79 sq.m. / 854 sq.ft.**  
**TOTAL: 277 sq.m. / 2980 sq.ft.**

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



**GROUND FLOOR**



**FIRST FLOOR**

© nichecom 2021.

For identification only - Not to scale

Knight Frank  
 Tunbridge Wells  
 47 High Street  
 Tunbridge Wells  
 TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**We would be delighted to tell you more.**

**Holly Sibley**  
 01892 772946  
[holly.sibley@knightfrank.com](mailto:holly.sibley@knightfrank.com)

**Churchill Country & Equestrian Property**  
 01403 700 222  
[property@churchillcountry.com](mailto:property@churchillcountry.com)



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2021. Photographs and videos dated June 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

