



## Rotherhurst

Sheepstreet Lane, Etchingam, East Sussex





## Rotherhurst

Sheepstreet Lane Etchingham,  
East Sussex TN19 7AY

- Reception/dining hall
- Sitting room
- Kitchen/breakfast room
- Family room
- Utility room
- Cloakroom
- Study
- Principal bedroom with ensuite bathroom and two Juliette balconies
- Three further double bedrooms
- Two further bathrooms (one Jack & Jill)
- Self-contained annexe
- Gardens and grounds extending to approximately 1.3 acres

**Current EPC Rating:** C

**Services:** Mains water and electricity. Oil central heating. Private drainage

**Local Authority:** Rother District Council  
(01892) 653311

**Council tax band:** F (2026/27 - £4,033.58)

A substantial and beautifully presented 4/5 bedroom detached house of approximately 3,350sq.ft with a self-contained detached 1-bedroom annexe, set within gardens and grounds of 1.3 acres and wonderful far-reaching views over surrounding countryside.

## Guide price £1,500,000 Freehold

**Situation:** The property is set in an elevated, quiet position off a sought-after lane between the villages of Etchingham and Ticehurst, being approximately 1½ and 2½ miles distant respectively.

Both villages provide a range of local amenities with Ticehurst having a village store/post office, the renowned Bell Inn, chemist, zero-waste shop, gallery, café and chemist. Heathfield is 10 miles to the West and offers a comprehensive range of amenities including supermarkets, the Spa town of Tunbridge Wells with its excellent shopping facilities is approximately 13 miles to the North and the coastal town of Hastings lies 15 miles to the South.

Etchingham station is 1½ miles distant and provides a regular service to London Bridge, Waterloo East, Charing Cross and Cannon Street. The A21 is just 2 miles away and provides a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 50 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and London is about 60 miles away.

The area is well served with state and independent schools for all age groups – as well as village primary schools in Etchingham and Stonegate, there is Sacred Heart School, Vinehall School, Battle Abbey, and Wadhurst and Heathfield both have Community Colleges.

The beautiful surrounding countryside provides excellent walking with numerous local footpaths, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed, and Bedgbury National Pinetum and Forest are both within easy reach.

**Description:** Rotherhurst is a substantial and beautifully presented modern house with external elevations of brick and composite weatherboard cladding beneath a tiled roof with double-glazed windows and doors throughout. Originally a 1940s bungalow, the property was extensively and thoughtfully remodelled, extended and refurbished to a very high standard in 2013, including the addition of a second floor, to create a wonderful living space, which provides spacious and flexible accommodation of approximately 3,350sq.ft/302sq.m, as well as having a self-contained annexe providing an additional 410sq.ft/38sq.m.

The property benefits from lots of windows and French Doors giving good natural light and enjoying a lovely outlook over its grounds and far-reaching rural views and the accommodation includes: a part galleried reception/dining hall with a wood burning stove and solid oak flooring that runs through the ground floor (apart from the utility area); a beautifully appointed kitchen/breakfast room extending to over 24ft, fitted with a Martin Moore kitchen with an extensive range of bespoke wall and base units, Corian work surfaces, larder cupboard, island with breakfast bar, space for a large table and seating and two pairs of French doors leading out to the terrace and garden; a utility room with doors leading out to a side terrace, a cloakroom and the dining room; a sitting room which extends to over 24ft and has a wood burning stove and two pairs of French doors leading out to the terrace and garden; a family room with a Juliette balcony; a downstairs double bedroom; a bathroom with bath and separate shower and a study/5<sup>th</sup> bedroom. On the first floor there is a spacious landing, a very large main bedroom, which extends to over 25ft and has two Juliet Balconies and an ensuite bathroom, two further double bedrooms (one with a Juliette balcony) and a Jack & Jill bathroom.

Outside to the front there is a tarmac driveway providing plenty of parking with double gates which lead to the self-contained annexe – this is arranged with a kitchen/dining/sitting room, a vaulted double bedroom and a shower room. The front garden is laid to lawn and bordered with mature hedging. To the rear, there is generous terracing running along the sides and rear of the house, ideal for outdoor entertaining. The rear gardens and grounds extend to 1.3 acres and include extensive lawn and a variety of mature shrubs and trees with light woodland backing onto adjoining countryside. There is also a large studio/work room adjacent to the annexe and several sheds and outbuildings.

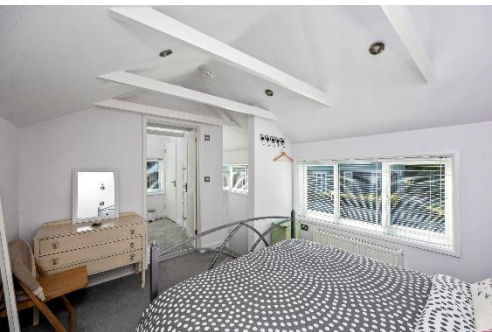
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



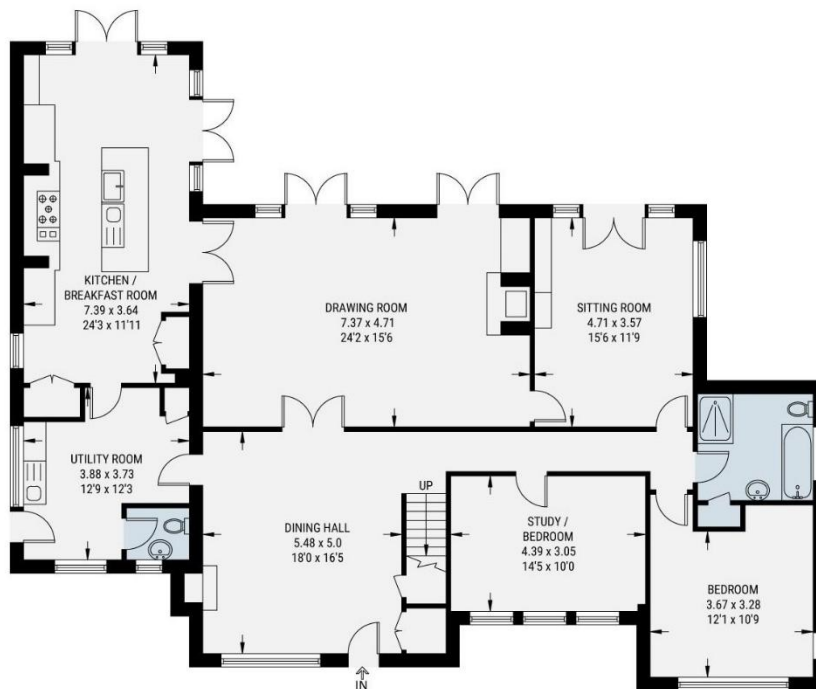






Approximate Gross Internal Area = 3251.35 sq ft / 302.06 sq m  
(Excluding Reduced Headroom)  
Annexe = 410.43 sq ft / 38.13 sq m  
Reduced Headroom = 49.08 sq ft / 4.56 sq m  
Outbuilding = 230.99 sq ft / 21.46 sq m  
Total = 3941.85 sq ft / 366.21 sq m

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**GROUND FLOOR**



**OUTBUILDING**

**GROUND FLOOR ANNEXE**

**FIRST FLOOR ANNEXE**



**FIRST FLOOR**

**Important notice:** These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only a relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.









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