

ISFIELD PLACE

EAST SUSSEX

A splendid country estate





ISFIELD PLACE

EAST SUSSEX

Lewes 9 miles, Haywards Heath 12 miles (London Victoria 45 minutes),
Gatwick and M23 (J10) 25 miles, Central London 55 miles (Distances approximate)

Lot 1 – Isfield Place - About 195 acres (79 ha)

Grade II* listed Manor House - Entrance Hall | Reception Hall | Drawing Room | Dining Room | Study
Kitchen/Breakfast Room | Utility Room | Scullery | Billiard Room | Gun and Rod Room | Cellars
8 Bedrooms | 5 Bath/Shower Rooms

Lovely formal gardens | Kitchen gardens | Croquet lawn | Ornamental ponds | Tennis court
Swimming pool

Stables | Game larder | Garages | Gate Lodge | General stores | Well house
Butler's Cottage | Chapel Flat

Modern and traditional buildings - Stable yard | Sussex barn converted for entertaining | Two granaries
Workshop | Stock buildings | Stores | Hard standing suitable for helicopter pad

Land and River - About 135 acres of arable and pasture land | About 31 acres of woodland
Frontage onto River Ouse | Weir with potential to generate hydropower

Lot 2 - Land west of Isfield village - About 61 acres (25 ha)

About 46 acres of arable land and pasture | About 3 acres of woodland | Frontage onto River Uck

Lot 3 - Land west of the River Uck - About 53 acres (21 ha)

About 19 acres of arable land and pasture | About 3 acres of woodland | Frontage onto River Ouse

Lot 4 - Rock Cottages

A pair of semi-detached two bedroom cottages in the village of Isfield with a paddock

There is an established shoot across the estate and sea and brown trout fishing on the rivers

IN ALL ABOUT 312 ACRES (126 HECTARES)

Introduction

Isfield Place lies in beautiful unspoilt rolling countryside about 55 miles south of London and only 16 miles north of the south coast.

The house, which is set in the heart of its own land, dates back to the early 16th century and provides a wonderful core to this historic estate. The 8 bedroom manor house, which has been refurbished and improved, is surrounded by outstanding formal gardens and supported by modern and traditional farm buildings, 2 cottages and a staff flat, as well as a pair of semi-detached cottages in the village of Isfield itself.

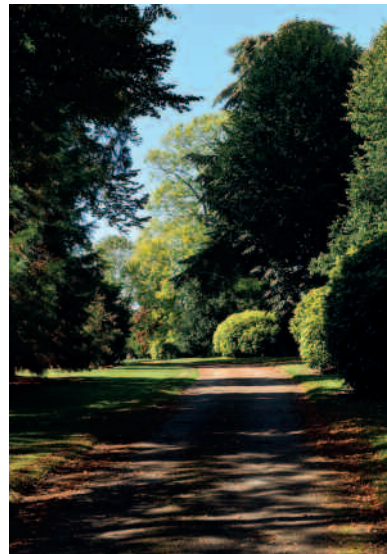
Isfield Place benefits from complete privacy and security in an idyllic rural setting. Accessed via a long gated drive and protected by its own land with no public rights of way near the house and gardens, it commands magnificent unspoilt views south towards the Downs. The Estate extends in all to about 312 acres.

History

Isfield Place is a property which has great historical provenance. The first record of the settlement is a motte and bailey castle site, which is believed to have been owned by the De La Warr family. From the early to mid 16th century, Isfield underwent a transformation by the Shurley family. A new mansion was designed to accommodate guests of the Shurleys who included Royal Household officials.

Isfield Place ranks highly amongst other local mansions and is particularly similar to Langton Place. This connection can be attributed to the marriage of Thomas Shurley and Anne (the daughter of Sir Nicholas Pelham of Langton) in the mid 16th century. The high walls and watch towers of the South Wall reflect a desire to impress from all aspects.

Isfield was down-sized during the early 18th century but still maintained its grandeur as a comfortable gentry residence. The Estate was tenanted during the middle years of the 18th century. In the middle of the 19th century, Henry King, converted Isfield for his own occupation. King made a number of amendments including the restoration of the outbuildings, garden walls and substantial internal alterations. Isfield Place today represents about half of the original Tudor Mansion constructed by the Shurleys; a size and layout far more suitable for modern day living.





Situation

Isfield Place stands on a natural prominence, surrounded by the low-lying ancient demesne land of the Manor of Isfield, to the north-west of the village of Isfield and north-east of Lewes. The Estate is bordered to the west by the River Ouse, by Lodge Wood to the north and the Piltdown Road to the east. Isfield has the benefit of a community farm shop within the village, a public house and primary school.

For a wider variety of shops and recreational amenities the cosmopolitan county town of Lewes lies about 9 miles to the south with the vibrant city of Brighton and Hove on the south coast beyond. Uckfield, Haywards Heath and Royal Tunbridge Wells are also within easy reach.

Haywards Heath provides regular services to London (Victoria, London Bridge and Thameslink services) with journey times from 45 minutes. Gatwick Airport lies approximately 25 miles to the north east, as does junction 10 of the M23 which links to the M25 and the wider motorway network.

The house is surrounded by its own garden and grounds, screened by woodland, ornamental trees and hedged fields. It presents an imposing sight with turreted walling and bastions. Views from the house are south towards the South Downs.

Isfield Place is approached from the road leading north from Isfield village towards Piltdown and Fletching, with the main Lewes-Uckfield road (A26) a couple of miles to the east. The entrance is through imposing brick gate piers with original 18th century wrought iron gates (now electronic) flanked to the north by a Gothic revival gate lodge, constructed in brick with a tiled roof and stone mullioned windows. The Lodge Garden, mainly laid to lawn with fruit trees and a mature yew, is surrounded by a clipped yew hedge.

Immediately past the Gate Lodge, the gravelled drive divides, the present-day approach leading to the north of the house, as established by Henry King through an arboretum, skirting the outside of the remaining parts of a moat, now a series of ponds. The drive continues west for a further 60 metres before turning south through an arch in the stable block and culminating in a circular, gravelled turning area with a central grass island and ancient clipped yew tree.



Sporting, Recreation and Schooling

Sailing – Exceptional sailing can be found along the south coast, with marinas at Brighton, Chichester Harbour and Eastbourne.

Racing – Horse racing is at nearby Plumpton, Goodwood, Brighton, Lingfield and Fontwell.

Theatres – There are highly regarded theatres at Brighton and Chichester. The internationally renowned Glyndebourne Opera House is only about 7 miles distant.

Golf – Excellent golf courses include Piltdown, Lewes, Royal Ashdown and the East Sussex National at Little Horsted.

Schools – There are a number of sought after private schools locally including Cumnor House, Ashdown House, Brambletye, Hurstpierpoint, Lancing, Ardingly, Roedean and Eastbourne and Brighton colleges.

Shooting – The Estate hosts an established shoot in conjunction with approximately 400 acres of rented sporting rights over a neighbouring estate.

Fishing – The River Ouse runs along the western boundary and through the southern part of the Estate where there is both single and double bank fishing for wild brown and sea trout.

Polo – Nearby polo clubs include Sussex Polo Club, Hurtwood, Knepp Castle and Cowdray Park.



Lot 1 - Isfield Place

About 195 acres (79 ha)

Isfield Place is a large, irregular-shaped, three-storey house, incorporating part of the 16th-century mansion of the Shurley family.

The main portion is early-17th-century with a 19th-century wing on the north east. It is built of red brick with a tiled roof, stone eaves, cornices and casement windows with stone mullions and small square panes.

Ground floor windows have obtusely pointed heads. Its principal elevation now faces north over the forecourt but it is likely that the mansion originally faced west. The relic moat arm to the south-east of the present house (and possibly the two shorter rectangular stretches of water ten metres to the north and north-east of the house, adjacent to the stable) indicate that the 16th-century house was at least partly moated.

A magnificent brick porch with flagstone floor, stone arch and heavy timber double doors leads to:

Entrance Hall – with flagstone floor and door to

Reception Hall – Polished hardwood floor, beamed ceiling, central brick faced pillar, and open fireplace with brick surround, stone hearth and mantel with display niche either side. Opposite there is a lit display niche with three arched topped leaded windows. Doors from the hall access the main receptions rooms and Kitchen and the principal staircase rises to the first floor.

Drawing Room – Dual aspect, oak panelled walls, beamed ceiling, open fireplace with carved stone surround over stone hearth with ornate carved timber mantelpiece and surround. Window shutters, window seats and encased radiators. French windows to paved terraces and formal gardens beyond.

Door to Study.

Study – full height panelled walls, beamed ceiling, built-in cupboard.

Dining Room – dual aspect, full height panelled walls, beamed ceiling, and open fireplace with elegant carved stone surround and hearth with brick slips and ornately carved timber mantel and over mantel, three window seats, fitted bookshelves within panelling, window shutters. Door in panelling and stairs down to:

Cellar – comprising 5 compartments and a separate room housing the oil fired boiler. One of the compartments has original wine bins.

Kitchen – Spectacular views across the formal gardens with window seat, polished hardwood doors and ample space for use as a dining kitchen. Built-in fitted kitchen units, flag stone floor, Gaggenau steaming and electric oven, warming drawer, 5 gas hobs, integrated microwave and dishwasher, 5-door electrical AGA including 2 hobs and warming plate, Large stainless steel sink, granite worktop. An Island with stainless steel sink, granite side tables, 2 x Liebherr drawer fridges.

Open-plan Breakfast Area – stone fireplace, large dresser with glazed display cupboards and integrated sub-zero wine fridge compartmentalised for red and white wine and Liebherr fridge.

Walk-in larder with tiled floor, Daikin cooler unit and extensive fitted wooden shelves.

A glazed door leads out to a terrace overlooking the formal garden, ideal for eating and entertaining in warmer months.

There is an open passage leading from the backdoor to the Reception Hall with doors off to the:

Scullery – fitted units, stainless steel sink and door to Garden.

Utility Room – fitted units, double bowl stainless steel sink, Sub-Zero fridge freezer, drying cupboards with hanging and shelving space, plumbing for a washing machine and dryer, integrated Gaggenau dishwasher and Liebherr fridge.

Lobby – off the Reception Hall and giving access to the:

Gun and Rod Room – with window seat, Belfast sink with tiled splash back, storage cupboard, Garden lobby with door to garden and to Cloakroom with WC, heated towel rail, basin and tiled splash back.

Billiard Room – glazed atrium providing natural light, three quarter height panelled walls with Delph tiles, stove set within ornately carved panelled alcove with carved stone columns either side. Tiled hearth with decorative Delph tiles at the back. Fitted bookshelves and drinks cupboard set into panelling.

Cloakroom – with timber double doors (original front door) from lobby with flagstone floor, basin, WC.

Staircase with elegant turned spindles and hardwood banisters rises to –





1st floor - The light and spacious landing with high ceiling and exposed beams has doors to:

Master Bedroom Suite - Bedroom 1 – dual aspect, open fireplace with dog grate over stone hearth, painted stone mantel and surround. Window seat in west facing window with cupboard beneath, encased radiators with fleur de lys pattern.

En-suite Bathroom/Dressing Room 1 – roll top bath with ball and claw feet with mixer tap and shower attachment. Range of fitted wardrobe cupboards with hanging rail and shelves. Chrome plated towel rail.

En-suite Shower Room – shower unit with Macaw patterned tiles, built-in cupboards, chrome plated towel rail, twin basins set in vanity unit with marble surface, mirror, shaving point over and cupboards beneath, WC, window seat.

Dressing Room/Study – range of fitted wardrobes with automatic lights, hanging rail and shelves. Window seat and display niche, picture rail.

Cloakroom – with WC and basin.

Guest Bedroom Suite - Bedroom 2 – fitted wardrobe with hanging rail and drawer beneath, mirror fronted cupboard. Cross ceiling beams. Arch to:

En- Suite bathroom – Arch topped leaded windows with stained glass, shower unit, twin basins, WC, chrome plated towel rail. The rest of the 1st floor was originally laid out as 3 bedrooms and 2 bathrooms, however this sizeable space now has planning permission to convert into a large 3rd suite with bedroom (proposed Bedroom 3) and bathroom. The conversion project is currently underway.

2nd floor - Two staircases with elegant turned spindles and hardwood banisters rise to the second floor:

Landing – with exposed beams and studwork, airing cupboard and doors to:

Bedroom 4 – Magnificent views across the formal gardens and beyond to the South Downs. Exposed beams and studwork. Basin.

Bedroom 5 – Views across the formal gardens. Basin.

Bedroom 6 – Wardrobe cupboard and basin set in vanity unit. Exposed beams and studwork.

Bathroom 4 – Panelled bath in tiled surround with shower attachment, basin and WC.

Bedroom 7 – with views across entrance front.

Bathroom 5 – shower unit, chrome plated towel rail, basin, WC, fitted cupboards, housing water tanks and fitted shelves.

Bedroom 8 – Exposed beams and eaves storage cupboards.

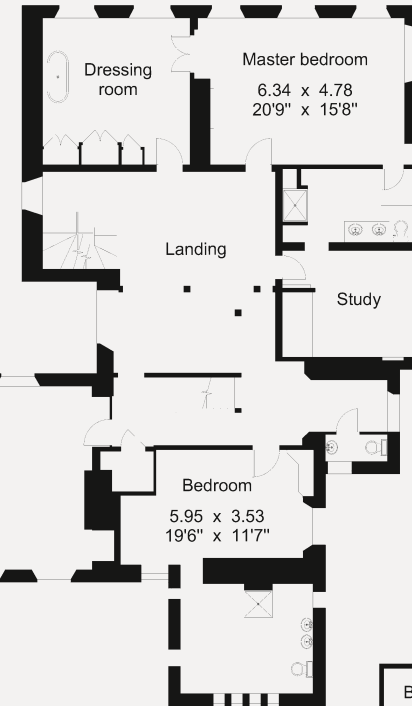




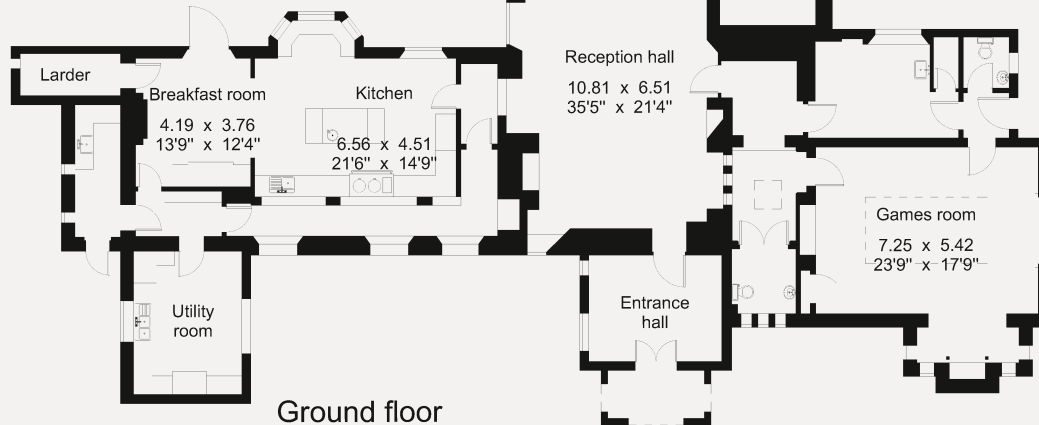
Lower ground floor

Gross internal area (approx.)
925.0 sq m (9956 sq ft)

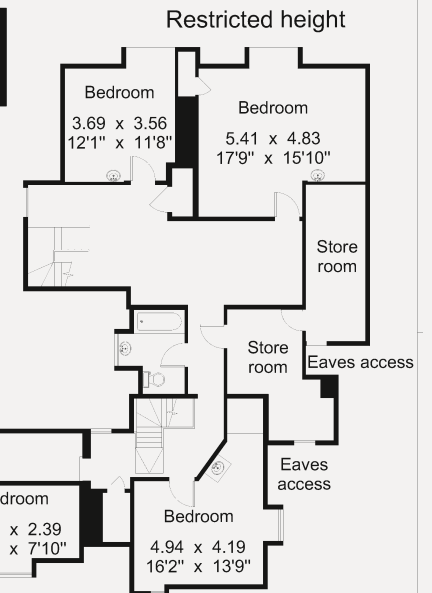
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First floor



Ground floor



Second floor

Gardens & Grounds

Isfield Place has a formal compartmentalised garden, laid out from the late-19th century to the west and south of the house, although there are several surviving elements of garden and landscape features from the 16th century onwards. Henry King was responsible for restoring outhouses and garden walls and laid out a formal walled garden. In the early-20th-century the enclosed gardens to the west and south of the house were transformed into an Arts and Crafts style “garden of rooms”. At the front of the house is a circular gravelled drive surrounding an impressive yew tree on a circular lawn. A series of interlinking ponds are evidence of the old moat and now provide a habitat for the resident ducks and geese.

To the west of the house is an expanse of lawn with a pretty octagonal brick Summerhouse under a thatched roof. Beyond are lawns studded with lime and oak trees which dominate these informal gardens and lead to the ‘Orchard Garden’ with a mixture of deciduous and evergreen trees.

The gardens to the south and west of the house comprise a series of formal compartments divided by mellow red brick wisteria clad walls or clipped yew hedges, all contained by the bastioned and turreted walls of the demolished 16th-century mansion. The brickwork of the walls is in English bond (alternate rows of headers and stretchers) with some laid in a diamond pattern.

The formal gardens, with views south over the fields to the church, are surrounded by informal lawns studded with mature trees on the west, north-west and north-east and by the kitchen garden on the east. From the south side of the house, the Drawing Room windows open onto a wide crazy paving stone path bordered by plants and shrubs, the cross path terminating at the west in a seating area enclosed by the ivy-clad ruins of the mansion walls, the east path leading into the topiary garden.

An assortment of mature clipped yew trees border the two east-west York stone paths in the Topiary Garden. A rectangular stone lily pond with fountains at each end forming its curved ends is the central feature. The Topiary Garden is enclosed by low yew hedges clipped into round shapes, a grass path on the south giving access to viewing points in the bastion wall.





At the south end of the garden wall, sits a two storey, octagonal, castellated watchtower, incorporated into the garden design in the 19th century. There is a second turret dated 1880 with a timber flag pole at the western end of the wall. Both watchtowers provide access through wooden doors and circular stone steps to the informal gardens, and have internal access to the roofs providing magnificent views over the house and formal gardens. The western watch tower has an upper wood panelled room with power points and lighting.

Between the Topiary Garden and the house, there is an outdoor heated swimming pool with diving board, electrically operated cover and flagstone surround. The pool is screened from the garden by further clipped yew hedges, lavender and rose bordered path leading from it to the house. To the west of the house is a sunken rose garden with wide, crazy paving stone paths, a stone plinth and armillary sphere. A door leads into the Drawing Room, above which is an ornately carved Shurley family coat of arms and architrave.

To the west side of the rose garden steps lead down to a croquet lawn and an all-weather tennis court, screened by a high clipped yew hedge. To the south of the rose garden is the blue garden planted with a camomile lawn. This has a newly restored central pond with water features designed by David Harber. The northern end of the north-south garden wall terminates in an octagonal brick summerhouse with thatched roof whilst at the southern end, where the garden wall abuts the west watchtower, an arch cut in a high yew hedge gives onto rough grass with daffodils, an ancient beech tree and a sweet chestnut tree. Below the formal garden to the south, a further expanse of lawn, known as the Archery Lawn, runs down to a ha-ha, forming the garden boundary. The ha-ha is bordered on the north by three spaced yews planted on mounds with fields beyond.

Immediately to the west of the farm buildings lie grass paddocks enclosed by wooden post and rail fences. Further west and to the north and south of the house the hedged field boundaries can be seen, interspersed with trees as denoted on 18th century maps, still largely used for pasture and agricultural land.

The Kitchen Gardens are beyond the walls of the formal gardens where there are various beds, a greenhouse and espalier fruit trees.





Cottages and Outbuildings

To the east are further traditional buildings including a Byre which is now a workshop, garden rooms and apple store. Further portions of the building include another store and a room housing the swimming pool plant equipment.

An Oast House to the east of the main house and against the swimming pool now forms covered parking for two cars, an area for fuel storage and a oil tank. A further storage area and three rooms on the first floor are accessed via a timber open tread stair. Planning permission (WD/2006/3151/F) was granted in 2006 (now lapsed) for "Rehabilitation of two-storey former Oast house to form 3 bedroomed guest accommodation and ancillary facilities."

Chapel – on the ground floor are some magnificent Victorian Stables (currently used for storage) in immaculate condition including original partitions, tiling, mangers and a feed shoot. On the first floor is a self-contained flat with a Sitting Room, 2 Bedrooms, Kitchen/Breakfast Room (fitted units, larder, Belfast sink, oven), Bathroom (wc, basin, panelled bath).

Butler's Cottage – a two storey cottage including a Kitchen/Breakfast Room, (wood burning stove, built-in fridge/freezer, oven, Belfast sink), Shower Room (WC, basin, shower), Sitting Room, 3 Bedrooms, Family Bathroom (WC, panelled bath, basin) and an enclosed terraced garden.

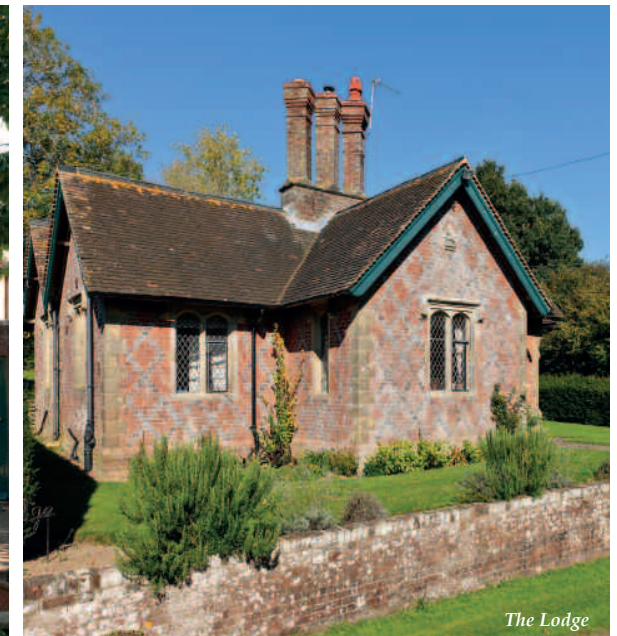
Coach House – large open plan coach house with 3 large doors, there is an adjacent store room and Tack Room with original display cabinet.

Game Larder – Stainless steel sink, drainage board, large walk-in chiller. Lobby with freezer and door to external and WC with basin.

Kennels x 2 with runs.

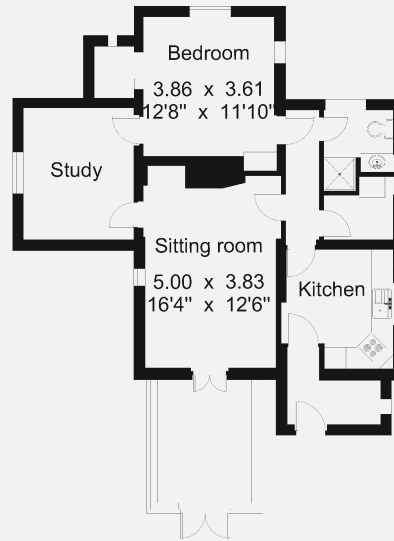
Well House – brick outhouse with well (potable water).

The Gate Lodge – Located at the main entrance to Isfield Place is an attractive single storey lodge cottage constructed of brick under a tiled roof. Accommodation briefly comprises: Entrance Hall, Kitchen with built-in appliances, Hallway, Sitting Room, Conservatory, 2 Bedrooms and a Shower Room. Outside a gravel driveway leads from the main drive to a single timber garage and garden shed to the rear. The conservatory leads to a pretty patio area beyond which is a lawned garden with Beech and Yew hedging and Apple and Pear trees.



Cottages and Outbuildings

Isfield Lodge



The Cottage

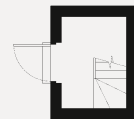


First floor



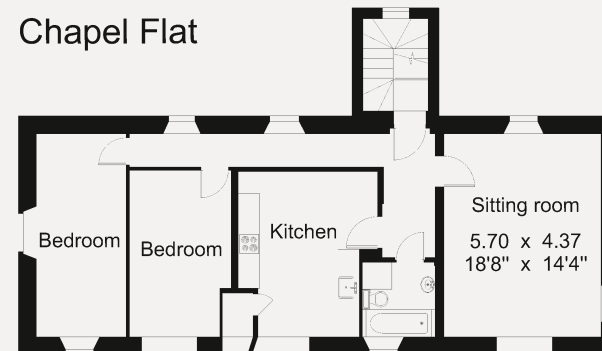
Ground floor

Gross internal area (approx.)
 Lodge - 87.7 sq m (944 sq ft)
 The Cottage - 113.3 sq m (1219 sq ft)
 Chapel Flat - 99.7 sq m (1073 sq ft)
 For identification only - Not to scale



Ground floor

Chapel Flat



First floor

Isfield Place Farm

Farm Buildings

Located to the north of Isfield Place are a range of modern and traditional farm buildings which are accessed via a separate farm drive from the public highway. In reference to the block plan, the farm buildings comprise:

Granary - A two storey detached building of brick under a tiled roof, previously having planning consent (now lapsed) for a 2 bedroom estate worker's cottage.

Stables - An L-shaped brick and timber stable building under a tiled roof with 5 loose boxes, a farm office/kitchen and ladies and gents wc's to serve the adjacent Sussex Party Barn. There is also an open fronted pole barn which provides 2 further loose boxes and feed area.

Sussex/Party Barn - A substantial detached timber framed barn with thatched roof and catslide to the rear. Inside, the barn has been converted into a large open plan area with a wealth of exposed original timbers and a separate area with further potential to develop.

There are 2 sets of double glazed doors leading to 2 paved terraces and a wishing well, overlooking a paddock and the Lime Avenue.

Workshop - Within the stable yard area there is a fully enclosed steel framed building with dual doors, mezzanine storage and a secure tool shed.

Modern Farm Buildings

The modern farm buildings include:

- A fully enclosed 5-bay steel frame storage shed with machinery and roller shutter doors opening into an adjoining enclosed block building.
- A concrete framed 5-bay barn for hay and grain storage.
- A steel framed 5-bay livestock shed with central feed passage.
- Concrete framed livestock shed with lean-to timber store.
- Pole barn.
- There is an ample concrete yard area and hard standing for machinery.



Key

- | | |
|-----------------------|--------------------------|
| 1 Isfield Place | 7 Potting/storage sheds |
| 2 The Oast House | 8 The Granary |
| 3 The Chapel | 9 The Stables |
| 4 Butler's Cottage | 10 Sussex/party barn |
| 5 Coach House/stables | 11 Workshop |
| 6 Game Larder/kennels | 12 Modern farm buildings |





Land and Woodland

Isfield Place is surrounded by its own land, which undulates over the northern half of the estate providing an exceptionally attractive environment for sporting and recreational activities, with areas of mixed deciduous woodland and an impressive Lime Avenue running north from the main house. From the house the land drops away to the south and west. There are superb views to Firle Beacon on the South Downs. The attractive parish church of St Margaret's (not owned) lies towards the south of Lot 1, to the west of which is a Motte and Bailey site giving evidence of early settlement.

The River Ouse forms the western boundary, and continues through the southern part of the estate (into Lot 3) and is met by the River Uck (in Lot 2) and a mill stream. The river provides excellent double and single bank fishing, including sea trout.

Hydropower

There is an impressive Victorian weir due west of Isfield Place, on the River Ouse, which has potential to harness the natural energy produced by the flow of the river. A feasibility study has been carried out on the potential to generate hydropower via the weir. Two options are proposed, both of which would generate ample electricity to power Isfield Place and a surplus of power to export to the national grid. Further details are available from the vendors' agents.





Lot 2 – Land west of Isfield village

About 61 acres (25 ha)

This land is south of Lot 1 and west of the village of Isfield. There is about 56 acres of productive arable land and pasture across six fields with access via public roads from the village. To the south west corner of the land there is a wooded area of about three acres. The western boundary of the land has frontage onto River Ouse with single bank fishing. The River Uck runs through the land and the joins the Ouse on the boundary.

Lot 3 – Land west of the River Uck

About 53 acres (21 ha)

To the west of Lot 2, on the opposite side of the River Ouse, there are three fields, currently down to grass, of about 47 acres in all, and a small wooded area of about 3 acres. There is frontage onto the River Ouse which forms the eastern boundary of the land. Access to this lot is via a road and track from the village and over a bridge.

Lot 4 – Rock Cottages

This pair of Victorian semi-detached cottages is in the village of Isfield with an off road parking area, front and back gardens, and a paddock behind them. Both cottages have a kitchen and sitting room on the ground floor and two bedrooms and a bathroom on the first floor.

There is potential to knock the two cottages together to create a more substantial single dwelling (subject to the relevant permissions).

General Remarks & Stipulations

Planning - The following buildings are Listed:-

Isfield Place - Grade II*

The Oast House to the east of Isfield Place - Grade II

Stable and Gateway to the north of Isfield Place Butler's Cottage, archway and Chapel Flat - Grade II

Single Farm Payment - The Single Farm Payment for the current year will be retained by the Vendors. The Vendors will use their reasonable endeavours to support the transfer of any further Single Farm Payment entitlement to the Purchaser with effect from the date of completion. The Purchaser will indemnify the seller in respects of all action, costs, claims and demands in respect of any failure on the part of the Purchaser to comply with cross compliance requirements in respect of the current year.

Tenure and Possession - The freehold of the Estate is being offered for sale, with vacant possession on completion subject to the following licence: West bank of River Ouse – Annual Fishing licence.

Sporting, Timber and Minerals - All sporting rights, standing timber and minerals are included so far as they are owned.

Rights of Way etc - There are public footpaths and bridleways which cross the estate, although not close to the house. These are marked on the estate sale plan. Please contact the vendors' agents for a plan and details of any private rights of way.

Plans, area and schedules - The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Employees - Where appropriate, the Purchaser(s) will be responsible for complying with the statutory provisions of the Transfer of Undertakings Provisions in relation to Employees (TUPE) on the Estate.

Services - Mains electricity and water, private drainage system and oil fired central heating.

Main water – single meter.

Spring water – used for livestock

3 phase electricity – to farm buildings.

Gas – LPG tank (house)

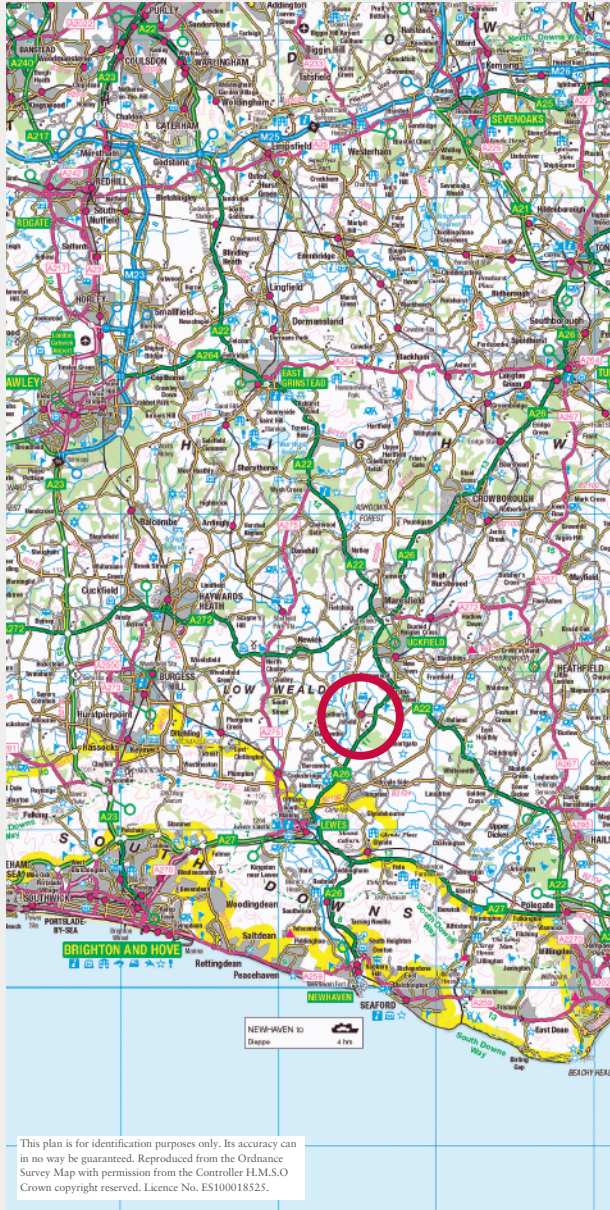
Drainage – Private septic tank. Gate Lodge has a separate system.

Heating – oil fired central heating

Fixtures and Fittings - All carpets, curtains, blinds, light fittings, garden furniture, garden statutory and electrical appliances are specifically excluded from the sale. In particular all fixtures and fittings in 2 Rock Cottage are specifically excluded as these are owned by the tenant, as is the woodburner in 1 Rock Cottage. Certain other items maybe available subject to separate negotiation.

Easements, Wayleaves and Rights of Way - The Estate will be sold subject to and with the benefit of all existing rights, both public and private, including rights of way, supply, drainage, water, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not. There are certain public rights of way across the Estate; please ask the Vendors' agents for further information.





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VAT - Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the Estate or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be paid for in addition to the purchase price.

A small area including the Farm Buildings were elected to tax for VAT. Therefore a relevant apportioned element of the sale price will be subject to VAT at the standard rate.

Postcode - TN22 5XR

EPC's

Isfield Place – Band F

Chapel Flat – Band E

Gate Lodge – Band F

Butler's Cottage – Band E

1 Rock Cottage – Band TBC

2 Rock Cottage – Band TBC

Copies of the Energy Performance Certificates are available upon request.

Directions

If you require this publication in an alternative format, please contact Strutt & Parker London on tel 020 7629 7282 or Savills London on tel 020 7016 3780.

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