



COURT LODGE

Kiln Lane, Hooe, Battle, East Sussex, TN33 9HJ

Batcheller
Monkhouse

Our Corner of England

COURT LODGE

A handsome Grade II* Listed country house dating from the 17th century together with a substantial unconverted Sussex Barn and a detached single storey Cottage, situated in this beautiful stretch of rural countryside. Wonderful garden and grounds of about 3.2 acres

Ground Floor

- Enclosed Porch
- Reception Hall
- Two Cloakrooms
- Drawing Room
- Inner Hall
- Dining Room
- Kitchen/Breakfast Room
- Pantry
- Utility Room
- Sitting Room
- Two Cellars

First Floor

- Principal Bedroom with en suite Bathroom and adjacent Dressing Room
- Guest Bedroom with en suite Bathroom
- Two further Bedrooms
- Family Bathroom

Second Floor

- Four further Bedrooms
- Bathroom
- Separate WC

Outside

- Sussex Barn providing Garaging
- Wonderful Gardens and Grounds of about 3.2 acres

Buttercliff Court Cottage

- Vestibule
- Hall
- Sitting Room/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom



DESCRIPTION

Court Lodge is a handsome Grade II* Listed country house dating from the 17th century. The elevations are red brick with some grey headers under a tiled roof with moulded brick stringcourse above each floor at a level to form a dripstone over casement windows. A particular feature of Court Lodge are the magnificent chimney stacks. A small addition was added in 1935 and the dining room has 16th century linenfold panelling, the additional panelling and staircase having been brought from other houses. There is oil-fired central heating.

The main features are:

- A panelled oak front door opens into an **enclosed porch** with inner door to **reception hall**, a wonderful atmospheric room with panelling to the walls, stone fireplace (presently sealed), and access to a well. There is a good sized **cloakroom** with coat hanging space, wash basin and WC.
- The splendid **drawing room** has a large inglenook fireplace with carved oak bressumer, panelling to the walls with deep oak sills, wood strip flooring. Doors lead to the dining room, rear hall and garden; staircase to the first floor.
- The **dining room** has beautiful fluted oak panelled walls, a fireplace with ornate oak carved surround, window seat to one side and shelving to the other. There is an attractive outlook over the garden.
- The **inner hall** gives access to the kitchen, utility room and cellar. The **kitchen/breakfast room** has an oil-fired Aga inset into a former fireplace with 2-ring Calor gas hob to the side, 1 ½ bowl sink unit, work surfaces with cupboards and drawers beneath, space for electric cooker, integrated dishwasher. Walk-in pantry with shelving and space for fridge/freezer. **Secondary staircase** to the **first floor** and door to **side hall** which gives access to a **second cloakroom** with basin and WC. There is a further door to the cellar and outside, and a **second cellar** houses the oil-fired boiler and has a door to the garden.
- From the inner hall a curved staircase leads down to the **principal cellar 25'1 x 14'11** with brick flooring, a window and a door leading to the outside.
- The **first floor** is approached by a handsome oak staircase with a spacious **landing** and a large walk-in **box room**.
- The generously proportioned **master bedroom** has oak strip flooring, two double cupboards and wonderful views over the garden and grounds to the sea in the distance. The **en suite bathroom** comprises a panel-enclosed bath, pedestal washbasin and WC.



- The **guest bedroom** is to the rear of the house and has a built-in double wardrobe cupboard, oak wood strip flooring, a brick fireplace (presently sealed) and an **en suite bathroom** with panel-enclosed bath, pedestal wash basin and WC.
- There are **two further double bedrooms** on this floor, one of which has a hand basin, and the other has bookshelves and fitted cupboards. Both these rooms have lovely aspects over the grounds. There is a **family bathroom** with panel-enclosed bath having telephone shower attachment, wash basin and WC.
- The staircase continues to the spacious **second floor**, which has oak wood strip flooring, and a large cupboard suitable for suitcase storage. A secondary staircase leads down to the kitchen.
- There are **four bedrooms** on this floor, three of which are doubles, together with a **bathroom** and **separate WC**.

OUTSIDE

The gardens of Court Lodge are a stunning feature with an in and out driveway through brick entrance pillars with flint stone walling leading to the front of the house. There is a rectangular area of lawn with an open-fronted **summer house** of brick and flint beneath a tiled roof.

The gardens are principally laid to lawn with a broad terrace to the west adjoining the drawing room. There is a selection of yew topiary, and mature trees including oaks, silver birch, conifers, magnolia, etc. An area of orchard leads down to the small stream and a wide avenue of several sets of steps leads to the pond. To the east of the house is a former vegetable garden with greenhouse, clipped and shaped box hedging and a garden shed.

From the driveway steps lead to a beautiful wall-enclosed parterre garden with clipped and shaped box hedging, mature yew topiary, herringbone brick pathways with wrought iron fencing overlooking the pond with a large willow tree to the side.

At the end of the garden and with access from the lane is an excellent **Sussex Barn**, timber framed beneath a pitch hip-end tiled roof, divided into a number of rooms including a garage and with first floor storage. There is electricity and water connected.

Buttercliff Court Cottage comprises a single storey detached cottage, approached separately from Kiln Lane, and would benefit from modernisation. The elevations are brick beneath a tiled roof and there is oil-fired central heating.

The accommodation comprises: hall, sitting room/dining area, kitchen, two bedrooms, bathroom.

DIRECTIONS

From Ninfield proceed to Hooe and on entering the village take the lane signposted to Little Common (Denbigh Road) and continue along this road until turning right into Kiln Lane. Court Lodge will then be found shortly as the second property on the right.





AMENITIES

Local: Court Lodge enjoys a special location in a delightful rural stretch of countryside. Hooe village, with local garage, church and the popular Red Lion public house, is about 1.3 miles. Ninfield with local shop/Post Office, public houses and petrol station, is 2.7 miles.

Towns: Little Common with local shops, supermarkets, doctors' surgery and other amenities is about 2.5 miles. The historic town of Battle with its selection of independent shops, cafes and restaurants, is some 7 miles. The coastal towns of Bexhill-on-Sea and Eastbourne are about 4.8 and 8.7 miles respectively with a wide range of shops and leisure facilities.

Transport: Battle station on the London Bridge/Charing Cross line. Stations at Cooden Beach (about 3.4 miles - Brighton to Ashford/London Victoria) and Polegate station (about 8 miles - London Victoria).

Schools: Ninfield Primary School; Bexhill College; Bede's at Upper Dicker; St Andrew's and Eastbourne College at Eastbourne; Battle Abbey School at Battle and Vinehall at Robertsbridge.

Leisure: The beach at Cooden Beach is about 3.4 miles. The De La Warr Pavilion, beach, sailing club, bowls, tennis and leisure centres at Bexhill-on-Sea; golf at Highwoods Golf Club and Cooden Beach Golf Club; Battle Abbey and the 1066 Country Walk in Battle; Bateman's, Scotney Castle, Sissinghurst Gardens (National Trust); the South Downs walks along the Seven Sisters coastline at Eastbourne.

Additional Information

SPECIAL NOTE: There is a footpath that crosses the grounds.

Local Authority: Wealden District Council. Telephone: 01892 602010

Services (not checked or tested): Mains electricity and water, private drainage. No mains gas.

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

Tenure: Freehold. Land Registry Title Number ESX373254

GUIDE PRICE £2,000,000 - £2,200,000

Viewings

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

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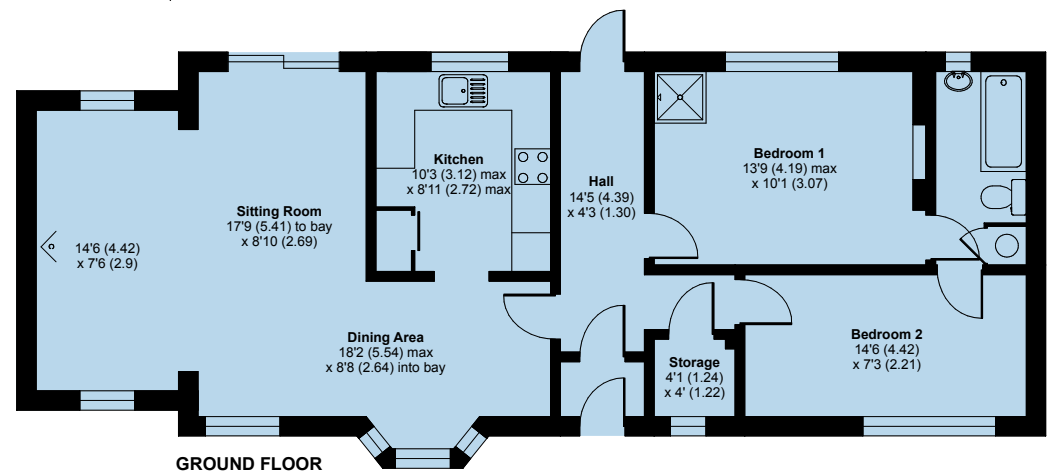
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Buttercliff Court Cottage, Kiln Lane, Hooe, Battle, TN33 9HJ

APPROX. GROSS INTERNAL FLOOR AREA 889 SQ FT 82.6 SQ METRES



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APPROX. GROSS INTERNAL FLOOR AREA 5458 SQ FT 507 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT, GARAGE, VOIDS, & SUSSEX BARN)

Denotes restricted head height



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