

FOR SALE

At the outset of 2020 all the signals pointed to a very productive year ahead. In the first 8 weeks our statistics showed agreed sales, viewings and valuations were all up by over 50% compared to the same period in 2019. We had not thought that come the middle of March, almost all property related activity would be frozen by the Covid-19 pandemic. Although we, like everyone else were required to close our offices during the first lockdown, we had already invested in new technology enabling us to work very effectively from home, and continue to support the early sales that had been agreed. However, an extraordinary rise from the ashes occurred and the property market leapt into action once lockdown was reviewed.

Naturally, the Stamp Duty threshold incentive and low interest rates helped, but also a wake-up call to many that a move to the country was the prudent thing to do, particularly as it became increasingly evident that a vast majority of us could work from home. We believe an increased reliance and enthusiasm for digital marketing also had a major bearing on our markets and we have seen an 8-fold increase in enquiries.

Across our four offices we have achieved record numbers of transactions this year. Whilst there is much speculation as to what the property market holds for us all in 2021, if you are thinking of moving, do not worry about short term market trends, incentives, and price fluctuations. Move because you would like to and the time is right for you.

Best wishes and fingers crossed for a kinder and healthy 2021 and we look forward to helping you all with your house sales and purchases.

On the following six pages you will find a a selection of houses new to the market or where prices have been adjusted. A number of these are available "off-market", and therefore not currently advertised on the internet. For more information please contact the relevant office.

**Batcheller
Monkhouse**

Our Corner of England

South Street, Cuckfield, West Sussex

Guide Price £400,000 - £425,000

A charming and rarely available two bedroom Grade II listed cottage with beautiful west-facing rear garden in the heart of Cuckfield village.

- Period features throughout
- West facing rear garden
- Superb views onto Cuckfield Park to the rear
- Private parking
- Heart of village location
- No onward chain



Haywards Heath Office - 01444 453181

[Full Details](#)

High Street, Frant, Tunbridge Wells

Guide Price £475,000

A most attractive Grade II listed cottage providing extended accommodation in the heart of this highly favoured village. 1.6 miles from Frant Station and just 3 miles from Tunbridge Wells.

- Attractive Grade II Listed Cottage
- Attractive gardens
- Sought-after Frant village location
- Frant station 1.6 miles
- Tunbridge Wells 3 miles



Tunbridge Wells Office - 01892 512 020

[Full Details](#)

Hall House, Moor Hill, Kent

Guide Price £500,000 - £540,000

A delightful, two bedroom, second floor apartment within an impressive Arts & Crafts style country house (built in 2001) with the benefit of 6 acres of communal park-like gardens and a double garage, situated on the fringes of Hawkhurst village. EPC C

- Two bedroom second floor apartment
- Beautifully presented
- Arts & Crafts style country house
- Communal park-like grounds
- Double garage and parking
- Cranbrook School Catchment Area
- Close to Hawkhurst village centre



Battle Office - 01424 775577

[Full Details](#)

The Pantiles, Tunbridge Wells, Kent

Offers in excess of £500,000

An elegant maisonette in the highly favoured picturesque Pantiles within easy reach of all the amenities of Tunbridge Wells including the mainline station.

- Located on the Pantiles
- Tunbridge Wells Station 0.5 miles
- 3 Bedrooms
- 2 Reception Rooms



Tunbridge Wells Office - 01892 512 020

[Full Details](#)

Western Road, Newick, East Sussex

Guide Price £525,000 - £550,000

A newly developed semi-detached house finished to a high specification with excellent space, off-street parking and generous gardens situated in the popular village of Newick.

- Exceptional Finish
- New Build Warranty
- Solar Panels
- Electric Car Charging Point
- Parking for Multiple Cars
- Generous Garden



Haywards Heath Office - 01444 453181

[Full Details](#)

Oddstones, Codmore Hill, Pulborough

Guide Price £575,000 - £585,000

A detached modern family house offering generous and well presented accommodation. Conveniently located to the north of Pulborough with easy access to the mainline station and South Downs National Park.

- Good Order Throughout
- Laid out over Three Floors
- Exceptionally Good Size Bedrooms
- Close to Local Amenities



Pulborough Office - 01798 872081

[Full Details](#)

Wickham Close, Haywards Heath, West Sussex

Guide Price £600,000 - £625,000

A fine 4 bedroom detached family home situated in a highly desirable location within a short walk of the mainline railway station.

- Sought after location
- Close to mainline railway station
- Flexible living accommodation
- Well presented
- Split level rear garden
- Garage & driveway



Haywards Heath Office - 01444 453181

[Full Details](#)

Mallard Gardens, Haywards Heath

Guide Price £600,000 - £625,000

An immaculately presented three bedroom detached family home constructed approximately 2 years ago, located in a popular position within close reach of good schools and mainline railway station.

- Constructed approx 2 years ago
- Immaculately presented
- Convenient location
- 3 Bedrooms all En Suite
- Detached garage
- Short distance to mainline station



Haywards Heath Office - 01444 453181

[Full Details](#)

Peartree Lane, Bexhill-on-Sea, East Sussex

Price on Application

A beautifully presented and appointed detached chalet-style house situated on the fringes of Little Common and Bexhill, with an excellent Studio and garden backing onto the golf course. EPC E



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Lower Street, Pulborough, West Sussex

Guide Price £650,000 - £700,000

An attractive Georgian house situated within walking distance of the village and mainline railway station, set in a south facing plot backing onto the River Arun and enjoying far reaching views of the Pulborough Brooks and South Downs.

- Grade II Listed Attached House
- Believed to date to 1790
- Just over 3,100 sq.ft.
- Many Original Features
- Stunning Southerly Aspect



Pulborough Office - 01798 872081

[Full Details](#)

Balcombe Green, Sedlescombe, East Sussex

Price on Application

A desirable, detached, unlisted, period cottage, close to the centre of this picturesque village and situated in a private lane, removed from traffic. With parking, a single garage and an attractive garden. EPC F

- Walking distance of village centre
- Detached unlisted period cottage
- Beautifully modernised and presented
- Secluded garden
- Situated away from passing traffic
- Robertsbridge station about 4 miles
- Primary school in the village
- Good village amenities



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Church Road, Catsfield, East Sussex

Price on Application

An attractive, detached, Grade II Listed cottage of appealing character with separate double garage, off-road parking and a range of outbuildings, together with delightful gardens, situated in a semi-rural position on the fringes of Catsfield. In all about 1.57 acres.



Battle Office - 01424 775577

Mayfield Grange, Little Trodgers Lane, East Sussex

Guide Price £895,000

A well appointed and most spacious family home providing adaptable accommodation, situated in a sought after gated development in an attractive rural setting.

- Spacious Family home
- Attractive Rural location
- Mayfield Village 1.2 Miles
- Wadhurst Station 6 Miles
- 20 Acres of Communal Grounds
- Private Gated Development



Tunbridge Wells Office - 01892 512 020

[Full Details](#)

St Johns Road, Tunbridge Wells

Guide Price £950,000

NEW 4 BEDROOM TOWN HOUSES. SHOW HOME READY TO VIEW BY APPOINTMENT NOW
Luxurious and contemporary, well positioned town houses in the favoured St. John's area, close to Tunbridge Wells town centre. Private courtyard setting, off road parking for 2 cars and landscaped gardens.

- BRAND NEW
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- OFF ROAD PARKING FOR 2 CARS
- LUXURY THROUGHOUT



Tunbridge Wells Office - 01892 512 020

[Full Details](#)

Bury Gate, Bury, West Sussex

Guide Price £1,000,000 - £1,100,000

A particularly spacious family home offering versatile accommodation including potential to create an annexe.

- Generous Family House
- Versatile Accommodation
- Annexe Potential
- Rural Views to the Rear
- Range of Outbuildings
- Swimming Pool and Terrace
- Attractive Gardens



Pulborough Office - 01798 872081

[Full Details](#)

Streat Lane, Streat, East Sussex

Guide Price £1,000,000

A stunning part conversion and new build providing contemporary single storey accommodation with plentiful natural light in an beautiful location close to the South Downs in the quiet hamlet of Streat. EPC Rating: C

- Conversion and new build
- Contemporary design
- Naturally light
- Generous garden
- Close to South Downs
- Rural outlook
- Seperate utility barn



Haywards Heath Office - 01444 453181

[Full Details](#)

Station Road, Wadhurst, East Sussex

Guide Price £1,095,000 - £1,195,000

A wonderful opportunity to acquire this exceptional 6 bedroom and 6 reception family home with a large garden measuring just over half an acre. The house is just 0.6 miles from Wadhurst mainline station and 0.8 miles from Wadhurst High Street.

- Wadhurst Station and High Street less than a mile
- About 3550 sq ft of accommodation
- Delightful and imaginative garden of ½ an acre
- Family Kitchen leading to Conservatory
- Gym
- Games Room
- Swimming Pool

Tunbridge Wells Office - 01892 512 020

[Full Details](#)



Warwick Park, Tunbridge Wells, Kent

Guide Price £1,250,000

A stylishly presented individual detached house in an elevated position with its own off street parking in a highly popular location moments from the historic Pantiles and 0.4 miles from Tunbridge Wells mainline station.

- Sought after location
- Attractive established gardens
- Adaptable accommodation
- station 0.4 of a mile
- Off road parking.

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[Full Details](#)



Reeds Lane, Southwater, Horsham

Guide Price £1,350,000

An equestrian competition yard with exceptional facilities.

- Highly specified mobile home
- 60m x 40m irrigated arena
- Five horse walker
- 22m x 18m lunge pen
- Exemplar 8 box stable yard
- 7 mobile stables
- Well fenced paddocks
- Good access to local hacking
- In all about 11.15 acres (4.51 ha)

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[Full Details](#)



Cowfold Road, Bolney, West Sussex

Guide Price £1,400,000

A flexible four bedroom detached family property and large detached home office with superb equestrian facilities in just under 5 acres.

- Good equestrian facilities
- Flexible accommodation
- Outbuildings
- Gated entrance
- Ample parking
- No onward chain

Haywards Heath Office - 01444 453181



Old Holbrook, Horsham, West Sussex

Offers in excess of £1,750,000

A traditional small farm set in approximately 37.7 acres in a convenient rural location including a detached 2 bedroom cottage.

Viewing recommended to appreciate the location

- Grade II Listed Farmhouse
- Separate 2 Bedroom Cottage
- Beautiful Rural Location
- Mature Gardens
- Garaging
- Outbuildings and Stables
- About 37.7 acres (15.25 ha)

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Sandhurst Lane, Bexhill-on-Sea

Guide Price £1,850,000

A traditional Sussex farm comprising a five- bedroom Farmhouse, detached converted Granary Cottage, about 25,000 sq ft of both traditional and modern portal-framed farm buildings, loose boxes and about 84 acres.

Available as a Whole or in 2 Lots

- Traditional Sussex Farm
- Southerly views
- Rural outskirts of Bexhill
- Five bedroom Farmhouse
- Detached Granary Cottage
- 25,000 sq ft farm buildings
- 84 Acres

Battle Office - 01424 775577

[Full Details](#)



Hooe, Battle, East Sussex

Guide Price £2,000,000-£2,200,000

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

- Grade II Listed period house
- Detached single storey cottage
- Unconverted Sussex Barn
- Battle Town and Station 7 Miles
- Wonderful Gardens and grounds - about 3.2 acres

Battle Office - 01424 775577

[Full Details](#)



New Barn Lane, Henfield, West Sussex

Guide Price £2,600,000

A delightful 148.2 acre grass farm with four bedroom character farmhouse, and diverse buildings in a tucked away location, yet close to the centre of Henfield.

For Sale as a Whole

- Character Detached Farmhouse
- Office/Store Building
- Yard with 6 Stables and Outdoor Riding School
- 2 General Purposes Agricultural Barns
- Pasture and Brookland
- Direct Access to Downs
- About 148.2 Acres (59.97 Hectares)

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Not only streets ahead, but leaders in the field...

Our expertise extend far beyond selling houses. We have an unrivalled team covering a wide range of specialist disciplines. Contact us to find out how we can help you with:



Estate Agency

Batcheller Monkhouse offer a high quality service with regional coverage specialising in the sale of estates, country houses, cottages, town houses and new homes.



Valuations

We are experienced in undertaking valuations including those for lending institutions, matrimonial, inheritance tax and succession planning – we are approved AMC valuers.



Rural Agency

We are specialists in the sale of equestrian and rural property including the sale of farms, houses and cottages with land, buildings, agricultural land and woodland.



Rural Professional

Whether you are a farmer, rural business owner, landowner or tenant, our team provides forwardthinking, pro-active management and strategic advice.



Lettings

Our ARLA qualified staff provide a comprehensive and professional Lettings and Management service, across a wide range of properties in Kent, Sussex and Surrey.



Agriculture

We advise farmers and growers on all aspects of agricultural and environmental management, regulations and farm business.



New Homes

With our expertise and local knowledge we are on hand to provide advice from the very early stages, right through to the launch and sale of your new development.



Planning and Development

We are Chartered Town Planners and experienced in all aspects of the planning and development process, especially relating to rural, agricultural and historic property.



Estate Management

We manage a substantial portfolio of estates across the region. Led by qualified Chartered Surveyor Partners we deliver efficient and effective management for our clients.



Telecommunications

We lead the market in negotiations, portfolio management, rent reviews, arbitrations and sales. We exclusively act on behalf of landowners.

batchellermonkhouse.com

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