

DENSWOOD HOUSE

ROBERTSBRIDGE, EAST SUSSEX



A DISTINGUISHED COUNTRY RESIDENCE SET WITHIN 101 ACRES OF PRIVATE LAND WITH SECONDARY ACCOMMODATION.

Main house

Ground floor: Kitchen/breakfast room | Dining room | Drawing room | Study | Laundry room | Pantry | Two cloakrooms

First floor: Principal bedroom suite with dressing room and en suite | Bedroom with en suite | Three further bedrooms | Two family bathrooms

Second floor: Bedroom | Bathroom | Library | Store | Mezzanine

The Cottage

Kitchen | Living room | Bedroom | Bathroom

Outbuildings

Triple garage | Store

In all approximately 101 acres

SITUATION

Situated just outside the sought-after village of Robertsbridge, this property enjoys an enviable position within the High Weald Area of Outstanding Natural Beauty. The neighbouring village of Burwash, celebrated for its picturesque high street and abundance of period architecture, offers an excellent range of local amenities including a post office, independent shops, a church, doctor's surgery, tea room, two public houses, a traditional butcher, a primary school, and well-established cricket and tennis clubs, together with a petrol station.

Robertsbridge itself provides a strong sense of community alongside convenient everyday services, while more comprehensive shopping, dining and leisure facilities can be found in the nearby towns of Royal Tunbridge Wells, Wadhurst and Heathfield, all within easy reach.

The area benefits from excellent transport connections. The A21 at Robertsbridge provides convenient access to the south coast, and the M25 offers straightforward routes to London, Heathrow and Gatwick airports as well as onward connections to the Channel Tunnel.

Robertsbridge (approximately 2.2 miles), mainline rail services to London Bridge, Charing Cross and Cannon Street are available from Etchingham (approximately 3.5 miles) and Tunbridge wells (approximately 17 miles), offering regular and efficient commuter links to the capital.

The area is particularly well served by a wide selection of highly regarded schools across both the state and independent sectors. Notable options include Benenden, Brambletye School, Dulwich College Prep, Eastbourne College, Marlborough House, Tonbridge School, The King's School Canterbury, St Edmund's School Canterbury, Vine Hall, St Ronan's, Claremont School in Bodiam, Battle Abbey School, and Sevenoaks School.

This highly sought-after region provides a superb selection of sporting and recreational pursuits. Nearby golf clubs include Rye, The Nevill, Royal Ashdown, Chart Hills and Crowborough Beacon, each celebrated for their beautifully maintained courses and longstanding reputations. For sailing and water sports, Bewl Water offers excellent facilities, with further opportunities available along the south coast at Brighton Marina, Eastbourne and Hastings.





Cultural and social life is equally well served, with world-class opera at Glyndebourne and horse racing at both Brighton and Goodwood. Goodwood also hosts a renowned programme of motor racing events.

The surrounding countryside affords outstanding walking and riding, with an expansive network of public footpaths and bridleways to explore throughout the High Weald.

Distances
Local towns: Robertsbridge 2.2 miles (London Charing Cross, and London Canon Street, approximately 1 hour 15 minutes), Burwash 3.4 miles, Etchingham 3.6 miles (London Charing Cross 1 hour 16 minutes), Tunbridge Wells 20.7 miles, Central London 63 miles.

(Distances and times are approximate)











OVERVIEW

Denswood House is an exceptional six-bedroom property. Set within 100 acres, including ancient private woodland, the country residence is located just outside the historic village of Robertsbridge. The property offers complete tranquillity, privacy, and the quintessential charm of the 1066 countryside. The house has been beautifully designed for multigenerational living, weekend retreats, and elegant entertaining.

A long private driveway opens onto sweeping grounds where deer graze at dawn.

ACCOMMODATION

Ground Floor
A welcoming entrance hall provides access to a utility room, cloakroom, and the gardens. The kitchen forms the heart of the home, with a generous dining space perfect for relaxed gatherings. Double doors open to a gracious drawing room, filled with natural light and arranged for both intimate conversation and family relaxation. A formal dining room and study complete the main rooms on the ground floor, offering space for sophisticated entertaining.

Upstairs
Denswood offers generous bedroom accommodation arranged over two floors, featuring five bedrooms and four bathrooms on the main floor, with one bedroom enhanced by a charming mezzanine level; the upper floor provides a versatile library or games room and a further bathroom, creating a flexible and well designed home ideal for family living and entertaining.



















DENSWOOD COTTAGE

Denswood Cottage is a spacious, self contained one bedroom cottage, with kitchen, living room, bathroom and large bedroom. It is perfect for guests, staff or extended family.











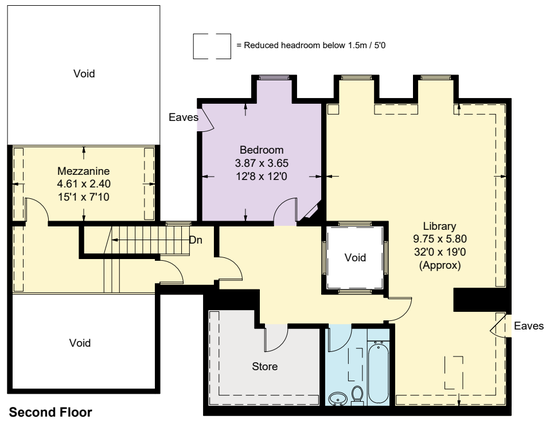


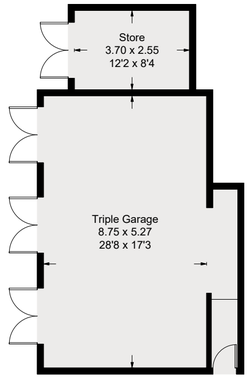
GROUNDS & LIFESTYLE

The estate is a haven for wildlife and woodland exploration. The outdoor pool provides a focal point for summer leisure, while the croquet lawn and firepit invite slow afternoons and sociable evenings. With over 100 acres of land, uninterrupted views, and absolute privacy, Denswood House and cottage deliver the rare combination of nature, luxury, and seclusion.

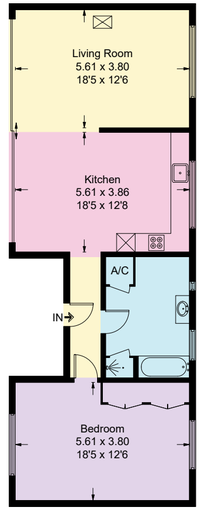








(Not Shown In Actual Location / Orientation)



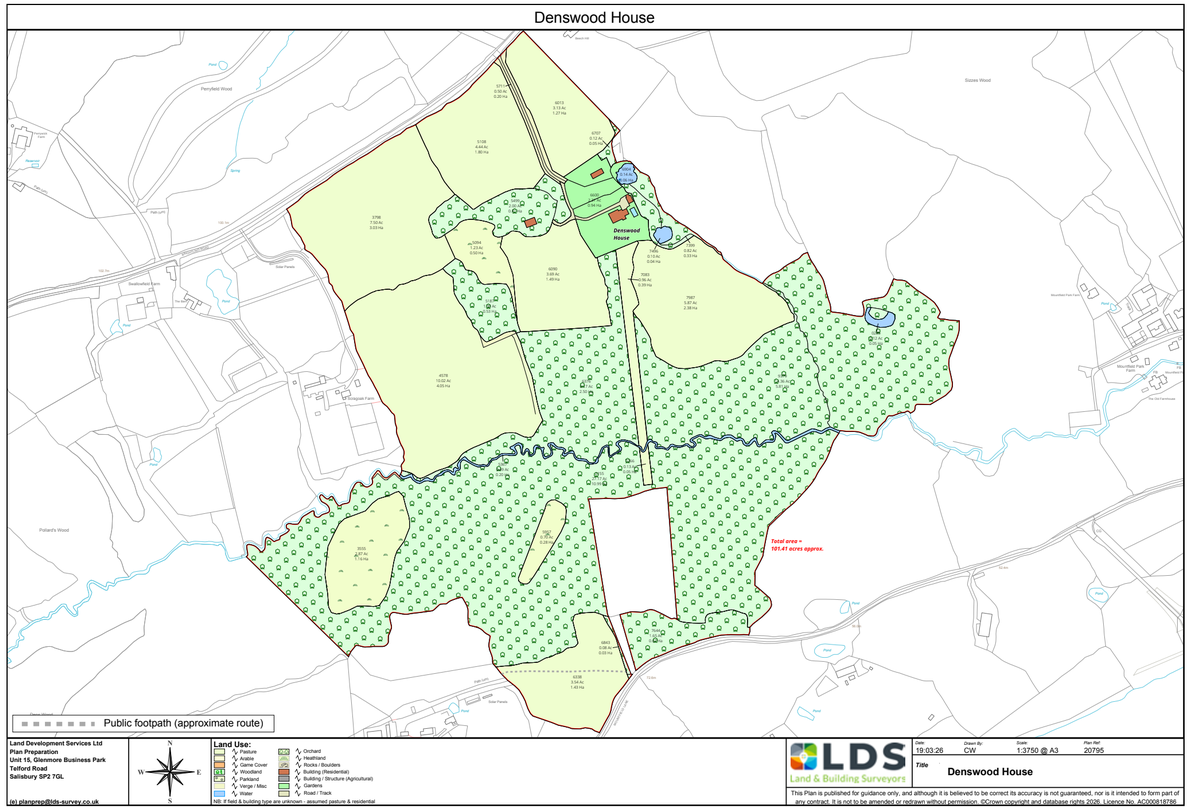
(Not Shown In Actual Location / Orientation)

The Cottage

Ground Floor

Approximate Gross Internal Area = 575.4 sq m / 6194 sq ft
Outbuildings = 144.8 sq m / 1559 sq ft
Total = 720.2 sq m / 7753 sq ft
(Including Triple Garage / Excluding Voids)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



PROPERTY INFORMATION

Services – Our clients inform us that the property benefits from oil-fired central heating, private drainage, mains electricity and water

Postcode: TN32 5EY

What3words: ///reason.riverbed.twinkling

Property information

Tenure: Freehold

Local Authority: Rother District Council

Council Tax: Band H

EPC Rating: D



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