

# INIGO



## *The Thatch*

ROTHERFIELD, EAST SUSSEX

£1,250,000 FREEHOLD

This enchanting Grade II-listed detached house is located just outside the coveted town of Mayfield in East Sussex, within an Area of Outstanding Natural Beauty. Formerly two smugglers' cottages, its wonderfully preserved timber frame is thought to date to the 16th century, possibly earlier, with alterations in the late 19th century. In its latest iteration, the house has been sensitively renovated with a restrained palette of materials under the watchful eyes of William Deakins Architects, including a separate home studio and carport. The house is encircled by charming gardens, beautifully relandscaped with rusted steel-framed lawns and exquisitely planted beds providing a series of characterful backdrops for entertaining and relaxation.

### *Setting the Scene*

From the private lane, which feeds a peaceful hamlet of three houses, a gravel driveway arcs gracefully through tall grass to approach the house, surrounded by deep beds of perennials and grasses. Amidst a rolling valley setting, the house embeds itself in its arboreal surroundings.

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Its setting within The Weald lies between the parallel chalk escarpments of the North and South Downs and enjoys wonderful views across a forested valley. The area remains one of the most heavily wooded parts of England. Rivers drain both north and south through the rim, reflecting a drainage pattern that predates the erosion of the Wealden dome.

### *The Grand Tour*

The ground floor takes its brick form in Flemish bond. Inside, a vaulted reception creates a light-filled entrance hall with flagstone floors and clerestory windows at first-floor level. To the left is a utility room with its own access to the garden.



The dining and sitting rooms are located at either end of the vaulted reception hall, each enclosed by a horizontal rhythm of exposed beams overhead and oak floors underfoot. In the living room, the same woodwork defines shelving space, though the focal point of both rooms are wonderful, inglenook fireplaces housing wood-burning stoves. The dining room has a glazed door to the beautifully maintained walled garden.

In the kitchen, shaker-style cabinetry has been introduced in a muted tidal blue with plenty of workspaces, a large integrated Fisher and Paykel range, and a Belfast sink. This triple-aspect room sees sunlight for much of the day and is a charming spot for morning coffee with views of, and access to, the garden.

On the first floor, there are two double bedrooms framed by exposed beams and studwork and with brick chimney elements painted white. The principal bedroom has an en suite bathroom and walk-in wardrobe. The second floor is reached via a staircase with a charming rope handrail and contains a further bedroom and a family bathroom.

A pretty thatched outbuilding, constructed in brick, has been turned into an excellent home office/ studio.

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### *The Great Outdoors*

Exquisite landscaping has delineated several intersecting areas in the garden for outdoor entertaining and evening sundowners. A wide trellis is overhung with old vines, and a patio area has space for a dining table just outside the kitchen door. The rest of the garden is laid to lawn bordered by steel edging and beautifully planted raised beds; the perfect backdrop for a glorious panoply of seasonal interest. A boarded and tiled garden building and log store has been discreetly integrated into the garden design.

### *Out and About*

The house occupies an idyllic, rural position between the village of Rotherfield and the town of Mayfield. Rotherfield is a pretty village with a primary school, a doctor's surgery, a corner shop, and a florist. Mayfield provides a good range of local shops catering for everyday needs including delicatessen, a bakery, fine wine merchants, a pharmacy, a post office and pubs. Also nearby is Wadhurst, which was named the 'Best Place to Live in the UK 2023' by the Sunday Times and is well-served with shops and amenities. The Bell in Ticehurst and Birchwood in Flimwell are great choices for food, as is The Small Holding restaurant and farm at Kilndown, near Lamberhurst.

Nearby is the 6,500-acre Ashdown Forest, perhaps best known as the place where A.A. Milne set his 'Winnie the Pooh' books. The area provides excellent walking and riding by permit. Just beyond Wadhurst is Bewl Water, the largest reservoir in the South East, which sits within 800 acres of parkland.

The spa town of Royal Tunbridge Wells is a 15-minute drive north along the A26, offering a wide range of restaurants, theatres, coffee shops and supermarkets. Of particular note are The Pantiles, a Georgian shopping promenade of independent cafes and restaurants. Along the high street are a wide range of well-known retailers alongside a variety of independent retailers and several eateries.

The area is well-served by schools, both public and private, including Tonbridge, Sevenoaks, Holmewood House, The Mead and Mayfield.

Train services to London Bridge from Wadhurst (around 12 minutes' drive) have a journey time of around 52 minutes.



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Council Tax Band: F



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.