High Weald House

Region: The South East **Sleeps:** 16

Overview

Light, bright, and effortlessly airy, High Weald House welcomes you with open arms to its luscious grounds and sweeping views—a true home away from home. Nestled in the heart of East Sussex, just an hour from London, this stunning family-friendly property is the perfect escape for gatherings, celebrations, and reunions. Vibrant and contemporary, it seamlessly blends modern comfort with rustic charm.

The spacious main house and cosy cottage sleep up to sixteen guests, set within five acres of picturesque grounds surrounded by the breathtaking Ashdown Forest, part of the High Weald Area of Outstanding Natural Beauty. Inside the main house, you'll find a spacious living and dining area with a wood burner, a well-equipped kitchen, and an orangery offering beautiful views. The house also features a games room with a PlayStation and Nintendo Wii, perfect for family entertainment. The six bedrooms are tastefully decorated, with the master suite offering an en-suite wet room and a private balcony.

The cottage provides a charming retreat with a large garden—ideal for unwinding or playing—while both properties sit close to Ashdown Forest, inviting outdoor adventures. With its tranquil surroundings and array of amenities, High Weald House truly is the ultimate destination for families, business groups, and special events.

Facilities

Go-Karting • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Horse Riding • Historical Sites • Tennis Nearby • Ideal for Parties • Cycling • Ideal for Xmas/NY • Golf Nearby • Villa • Special Offer • Has Discount • Ideal for Teens • Pets on Request • Cots (Cribs) • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Bath mat • Rural

Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Indoor Games • DVD • Tumble Dryer • Dishwasher • Microwave • Electric Car Charger • Smart TV • Satellite TV • Home Cinema • Working Fireplace/Woodburner • Fire Pit • Heating • Caretaker/Owner on Site • Board games • Children's videos/DVDs • Children's books • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • Food blender • High Chair(s) • Fenced Grounds

Interior & Grounds

High Weald House

The Main House

Ground Floor
- Living/dining/kitchen area with a wood burner and large dining table to seat 12-16 overlooking gardens and fields
- Orangery room with seating area 6-8
- Bedroom 1: King-size bed and oak floor. 2seater sofa and wardrobe
- TV room with flatscreen TV, books, PlayStation 4 and Nintendo Wii, selection of board games
- Cloakroom: Separate toilet and basin
- Utility area: With washing machine and tumble dryer

First Floor
- Bedroom 2: With king size bed, wardrobe, door leading to balcony and en-suite wet room with shower and toilet
- Bedroom 3: With twin beds and en-suite with shower cubicle and toilet
- Bedroom 4: With double bed and wardrobe
- Bedroom 5: With standard twin beds and wardrobe and 2-seater sofa
- Bedroom 6: With double bed and wardrobe
- Bathroom: With free standing bath, shower cubicle, toilet

The Cottage

Ground Floor
- Living/dining/kitchen area, one step leads down in the kitchen dining living room area with a smart TV and fast internet access and dining table to seat 4 overlooking gardens and fields
- Bedroom 1: With king size bed and wardrobe with views of the garden
- Bedroom 2: Twin beds with wardrobe
- Bathroom: Spacious wet room bathroom and toilet
- Cloakroom with separate toilet and basin
- Utility area with washer/dryer

Exterior
- Set within 5 acres of private grounds
- Large garden with swing and seating areas
- Close proximity to Ashdown Forest

Additional Facilities
- Well-equipped kitchen with modern appliances
- Central heating throughout the main house
- Wood burner in the living/dining area
- Fast Wi-Fi access throughout the property
- TV room with PlayStation 4 and Nintendo Wii
- Outdoor seating areas for al fresco dining

Location & Local Information

High Weald House is nestled in the picturesque countryside of East Sussex, just across the road from Ashdown Forest, famously known as the inspiration for A.A. Milne's Winnie the Pooh. The surrounding area is rich in natural beauty, with rolling hills, woodlands, and meadows offering endless opportunities for outdoor activities such as hiking, cycling, and birdwatching.

The nearby village of Forest Row provides local amenities, including independent shops, cafés, and pubs, while larger towns like East Grinstead and Tunbridge Wells offer more extensive shopping and dining options. For history enthusiasts, the region is steeped in fascinating heritage, from the ancient Ashdown Forest to the nearby historic sites like the 12th-century Hever Castle, once home to Anne Boleyn. Visitors can also explore the High Weald Area of Outstanding Natural Beauty, offering a tranquil retreat with a variety of scenic walks and cultural landmarks.

Local Amenities

Nearest Airport	**London Gatwick Airport (32.5 km)**
Nearest Ferry Port	**Newhaven Ferry Port (35 km)**
Nearest Train Station	**Buxted Train Station (8.5 km)**
Nearest Village	**High Hurstwood (3.5 km)**
Nearest Town	**Crowborough (3.5 km)**
Nearest Bar/Pub	**Crow & Gate (In walking distance)**
Nearest Restaurant	**Several in Crowborough (3.5 km)**
Nearest Shop	**M&S Simply Food (3 km)**

Nearest Supermarket	**Waitrose & Partners, Crowborough (3 km)**
Nearest Beach	**Brighton Beach (40 km)**
Nearest Golf	**Crowborough Beacon Golf Club (1.5 km)**
Nearest Tennis	**Crowborough Tennis and Squash Club (3 km)**

What we love

- Nestled right next to the enchanting Ashdown Forest, perfect for scenic walks, cycling, and wildlife spotting.
- Set within 5 acres of private grounds, offering plenty of space for outdoor games, relaxation, and breathtaking views.
- Just 1 hour from London, combining the peace of the countryside with easy access to the city for day trips.
- A luxurious, contemporary family home with spacious interiors, ideal for large groups and special celebrations.

What you should know...

- The property is located in a rural area, so transport options may be limited, and a car is recommended for easy access to nearby towns and attractions.
- Some of the grounds are uneven, so guests with limited mobility may find certain areas difficult to navigate.

Terms & Conditions

- **Security deposit:** £400 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4:00 pm

- **Departure time:** 10:00 am

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Yes, on request. Please enquire at time of booking.

- **Other Ts and Cs:** No EV charging is permitted at High Weald House

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No smoking or vaping

- **Minimum stay:** 2 nights

- **Heating costs included?:** Yes, included in the rental price.

- **Stag & Hen Do Allowed? :** Yes, on request.