# Ravenclaw Hall

**Region:** The South East **Sleeps:** 13

## Overview

Ravenclaw Hall is a magnificent Grade II listed manor house, perfect for family gatherings and celebrations. Nestled in 20 acres of private gardens and woodland near Hurst Green, East Sussex, this grand property blends traditional charm with modern luxury. With seven beautifully appointed bedrooms, the hall accommodates 13 guests in style. Entertainment abounds with a private outdoor swimming pool, tennis court, games room, and snooker room.

Inside, Ravenclaw Hall exudes character with intricate wooden panelling, grand fireplaces, and regal décor. Highlights include a formal dining room, a chef's dream kitchen with an AGA, elegant reception rooms, and a snooker and games room. The master suite boasts a private balcony and luxurious ensuite, while other rooms feature sumptuous beds and vintage-modern styling.

The estate offers stunning gardens, woodland trails, and a croquet lawn. Alfresco dining on the terrace with views of the rolling East Sussex countryside is a must. From bluebell woods to poolside relaxation, Ravenclaw Hall delivers unforgettable memories in a serene, enchanting setting.

The High Weald Area of Outstanding Natural Beauty surrounds Hurst Green, placing you near historic villages like Robertsbridge, with its Cistercian Abbey remains and vibrant Bonfire Society, and picturesque Hawkhurst. Explore Royal Tunbridge Wells, Bewl Water for watersports and cycling, the historic town of Battle, and seaside towns like Hastings and Rye, all within easy reach.

## Facilities

Walking/Hiking Paths • <1hr to Airport • Ideal for Kids • Tennis Court • Golf Nearby • Exclusive • Recommended • Private Pool • Horse Riding • Cycling • Tennis Nearby • Historical Sites • Special Offer • Ideal for Teens • Heated Pool • Manor • Has Discount • Heritage Collection • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Games Room • Indoor Games • DVD • Tumble Dryer • Microwave • AGA • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Ruins • Kid-friendly excursions • Croquet • High Chair(s)

# Interior & Grounds

**Manor Interiors**

*Ground Floor*

- Entrance hallway
- Reception hall with reading area
- Well-equipped kitchen with AGA*, 4 ring hob, Gaggia coffee machine, microwave, and dining facilities
- Utility room
- Dining room with seating for 12 formally (can accommodate 13)
- Sitting room
- Reading room with window seat
- Billiard room with snooker table
- Games room with table tennis table
- WC

*First Floor*

- Master bedroom with super-king bed, balcony and en-suite bathroom
- Bedroom 2 with twin beds
- Bedroom 3 with super king sized bed and en-suite shower room
- Bedroom 4 with small four poster double and en-suite shower room
- Bathroom with central bath and shower

*Second Floor*

- Bedroom 5 with king-size bed and en-suite shower room
- Bedroom 6 with twin beds
- Bedroom 7 with single bed
- Bathroom with bath and shower

**Outside Grounds**

- Private swimming pool (8.4 x 3.8 meters)
- 20 acres of garden fields and woodland
- Pond
- Terrace
- Dining facilities
- Charcoal barbecue
- Parking
- Tennis court
- Croquet

**Additional Facilities**

- Wi-Fi
- TV & DVD
- Washing machine & dryer
- Table tennis
- Four tennis rackets (please bring your own balls!)

** Please note that while there is a hob with 4 units, there is no conventional oven, just an AGA.*

# Location & Local Information

Ravenclaw Hall sits within a magnificent 20-acre estate of woodland, lawns, a pond, a tennis court, and a swimming pool. Close to the charming village of Hurst Green in the High Weald Area of Outstanding Natural Beauty, the hall is near historic villages like Robertsbridge, known for its abbey origins, aviation museum, and cricket bat manufacturer Gray-Nicolls, and Hawkhurst, infamous for its 18th-century smuggling gang and historic residents like Sir John Herschel.

The East Sussex countryside is yours to explore, with Battle less than 15 minutes away and coastal towns Rye and Hastings under 30 minutes. Hastings boasts a rich history, including its castle, medieval streets, and events like Jack in the Green Festival. Rye, with cobbled streets, historic houses, and St Mary's Church tower views, is a hub for art and nature enthusiasts, offering access to Rye Harbour Nature Reserve and boat trips.

For beach lovers, Camber Sands' golden dunes provide a perfect escape. Whether you're exploring the countryside, delving into history, or relaxing by the sea, Ravenclaw Hall offers an ideal base for creating unforgettable memories.

## Local Amenities

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| Nearest Airport | **Gatwick Airport (74 km)** |
| Nearest Beach | **Hastings (23km)** |
| Nearest Golf | **Lamberhurst Golf Club (11 km)** |
| Nearest Restaurant | **Hurst Green (2.5km)** |
| Nearest Town/City | **Royal Tunbridge Wells (19km)** |
| Nearest Train Station | **Etchingham (5km)** |
| Nearest Village | **Hurst Green (2.5km)** |

# What we love

- Ravenclaw Hall boasts stunning, characterful reception rooms and magnificent bedrooms, a perfect place to bring the generations together in a timeless, quintessentially English retreat
- This fabulous property comes with a long list of entertainment including table tennis, snooker, a swimming pool, croquet and a tennis court
- There is no better place from which to enjoy your morning cup of coffee than on the terrace while admiring the beautiful East Sussex countryside views and listening to birdsong
- Those arriving in the spring will enjoy the full benefit of the bluebells which completely transform the woodland
- Ravenclaw Hall is perfectly positioned near historic villages, picturesque countryside, and iconic landmarks like Battle, Rye, and Hastings—all within 30 minutes

# What you should know...

- A maximum of thirteen guests can stay at Ravenclaw Hall. With a single room and a small double four poster, the owners want you to be comfortable.
- Those booking the property with small children must be careful with an open pond being situated on the estate.
- The pool can be heated between the end of May - start of September, depending on the weather. Please enquire at the time of booking for additional cost information.
- The property is a much loved home of the owners so there are some personal belongings scattered around.
- The main kitchen could feel a little tight for catering for 13 guests. Additional cooking facilities are available in the utility room, ensuring you have plenty of options for catering during your stay.

# Terms & Conditions

- **Security deposit:** £1500 charged to client's credit card by Oliver's Travels 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 p.m.

- **Departure time:** 10.00 a.m. There is an extra charge of £300 for a late check out with a set time of 4.00 pm, on request only.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Please note that the total number of guests on site must not exceed the maximum capacity of the 13 who are staying (including children). The lead booker must be over 30 years old. The owner requires a list of all the names and ages of every member of the group staying at the house prior to arrival. Weddings, stag/hen parties and any special events are not allowed. Please note, the piano is locked and guests do not have access to the piano.

- **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?:** Smoking & vaping are not permitted.

- **Pool heating charge?:** On request, The pool can be heated between the end of May and the start of September, depending on weather conditions. Please note that external temperatures will affect how warm the pool can be maintained. Pool heating is available on request, with prices starting from approximately £100 per day. Costs may vary depending on weather conditions and usage. * Due to significant fluctuations in oil prices as of 2026, heating costs are subject to change. Final charges will be confirmed the week of the stay and are payable locally upon departure.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** Please note that the swimming pool will only open in the Summer months.