

# Peanswood Country Manor

Region: Sussex Sleeps: 16 - 26

## Overview

Nestled in the beautiful countryside of East-Sussex in the outskirts of the gorgeous medieval village of Robertsbridge, Peanswood Country Manor is an exquisite 12-bedroom manor house and stands impressively in 15 acres of private woodland providing luxurious and comfortable accommodation for up to 26 guests.

After a gorgeous, sweeping drive down through the woods from the private gated entrance, you will immediately notice that the traditional architecture of this manor house sits in seamless harmony with the surrounding landscape. Stepping inside, you will be overwhelmed by the welcoming tranquil atmosphere created by the clever and tasteful combination between both the modern and classical styles of its rather sumptuous interior decor.

Access to the house is through an elegant entrance hall leading straight into a welcoming dining room, with wooden flooring and patio doors opening up onto a beautiful outside terrace, perfect for al fresco meals during the warmer summer months. Even on chilly days, you will be able to enjoy special dining experiences, comfortably seated at a long table overlooking the lush garden while soaking up the heat coming from the gorgeous fireplace. The lovely and bright lounge area also features patio doors leading to the front garden terrace and provides plenty of room for relaxation and entertainment. Sit back in one of the opulent sofa's while watching a movie, a piano is available for those who want to put their musical talent to the test.

Two bedrooms are located on the ground floor, with the remaining bedrooms located on the first and second floors. One of the en-suites also has a fabulous wet room. All rooms boast fascinating panoramic views and stylish furniture and fittings which will make you feel right at home.

Last but not least, keep in mind that this wonderful property offers several outdoor entertainment opportunities suitable for all ages, not least the large and attractive outdoor heated swimming pool available in the Summer months. Whether you are keen on swimming or willing to keep fit in the gym and on the grass tennis court, you will never get bored. The little ones will also be spoilt for choice or having fun in the outside playground, which is floored with wood chips for safety.

Peanswood Country Manor is without any shadow of doubt one of the nicest properties we have added to our expanding portfolio of luxury houses in recent years and is suitable for large groups of friends and families seeking for



unforgettable dream break in a pristine environment.

*\*\*WELL BEHAVED stag and hen dos are allowed on a request basis, you will need to apply in order to book so please rather than book online, contact our concierge team who can advise you further.*

## Facilities

Wow Factor • Quirky • Easy By Train • **Recommended** • **Exclusive** • Heritage Collection • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Walk to Village • Ideal for Parties • Tennis Court • Ground Floor Bed & Bath • Gym/Fitness Room • Outdoor Games • Working Fireplace • Heating • Fenced Grounds • Rural Location • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities

# Interior & Grounds

## Ground Floor

- Entrance hall
- Lounge 1 with functional fireplace
- Lounge 2 with selection of board games
- Fully-equipped kitchen
- Dining room with dining facilities for up to 26 guests on 3 tables with functional fireplace
- Cloakroom
- Bedroom with a double bed and patio doors
- Bedroom with a double bed and patio doors

## First Floor

- Bedroom with super-king bed and en-suite wet room with raindrop shower and twin washbasins
- Bedroom with double bed
- Bedroom with queen-size bed and en-suite shower room with double raindrop shower and twin washbasins
- Bedroom with super king-size bed and en-suite bathroom with free standing bath
- Bedroom with twin single beds
- Bedroom with queen-size bed and en-suite shower room\*
- Bedroom with twin single beds which is accessed via the above bedroom\* (these rooms would make an ideal family suite)
- Family bathroom (accessed via red curtains, no door)

## Second Floor (only accessible to groups with 18 guests+)

- Bedroom with double bed and additional day bed
- Family room with double bed and two additional single beds\*
- Bedroom with double bed\* (accessed via the bedroom above)
- Family bathroom

## Exterior Grounds

- Heated swimming pool with roman steps (size:12x7m) The pool is oxygenated and available during Summer months only (The pool is heated by a unit that draws in warm air from the outside temperature. Please be aware if the temperature is below a certain degree the pool will not heat up.)
- 12 sun loungers
- Outside garden furniture with 2 tables and a rattan sofa
- Grass Tennis Court with tennis rackets available
- Children's play area
- Gym
- Apple & pear trees
- Parking space for 10-15 cars

## Additional Facilities



- Wi-Fi
  - TV
  - Music system with iPod dock
  - x2 operational fireplaces
  - Oven & hob
  - Microwave
  - Fridge freezer
  - Breakfast bar (7 bar stools)
  - Hairdryers
  - Selection of outside garden games available, including giant chess
  - The utility room has an iron and emergency torches in case of power outage
- \* Please note that there is no access to a washing machine at the house

# Location & Local Information

Robertsbridge is a lovely medieval village in the East-Sussex region, about 12 miles from Hastings, a vibrant seaside town steeped in history and culture.

Crossed by the Rother River, Robertsbridge features an eclectic selection of nice restaurants, pubs and small shops. Regular train services depart from London and the journey takes 1h and 20 min.

Along with outstanding natural landscapes, there is an abundance of places of historic interest to visit in the whole area, including Robertsbridge Bonfire. This is held every third Saturday during November and is cultural display of community spirit, with the excitement of Bonfires & Firework displays.

Peaswood Country Manor could not be better located for visiting a vast range of interesting villages, nearby beaches and towns steeped in history.

A short drive will take you to the following:

- 3 minute drive to the train station
- 6 miles to the famous town of Battle
- 8 miles to the delightful village of Ticehurst where you can enjoy access to the famous Bewl Water with its varied water sports activities (sailing and kayaking in particular)
- 10 miles to Wadhurst
- 12 miles to the famous and historical seaside town of Hastings
- 15 miles to the medieval seaside town of Rye, famous for it's lovely harbour, restaurants and traditional antique and gift shops
- 20 miles to the ever popular and incredibly attractive town of Royal Tunbridge Wells
- 21 miles to Eastbourne with its lovely beaches and 'typical' seaside attractions
- 33 miles to Brighton, where you can enjoy leisurely walks along the extensive promenade to Hove and of course, visit the Brighton Pier!

And its only 55 miles to the centre of London!

## Local Amenities

Nearest Train Station	<b>Robertsbridge (1km)</b>
Nearest Village	<b>Robertsbridge (1.5km)</b>



Nearest Town/City	<b>Hastings (10 miles)</b>
Nearest Restaurant	<b>Robertsbridge (1.5km)</b>
Nearest Bar/Pub	<b>Robertsbridge (1km)</b>

## What Oliver loves...

- Pristine environment, only 1h 20 min from London
- Walking distance from Robertsbridge train station
- The outdoor pool complete with poolside bar is perfect for summer parties
- Suitable for large groups Robertsbridge is a tranquil and sleepy village, and provides a perfect getaway from city life
- For a small additional charge, two well-behaved doggies are allowed to come along too! (Please see the T&Cs tab for details)

## What you should know...

- We recommend taking flip flops to walk down to the pool as it is a short stroll through the garden
- The pool is unfenced and so small children should be supervised by a responsible adult at all times
- Please note that in order to have access to the second floor and all of the bedrooms, you will need to select the maximum capacity and pay the higher rate. Those in groups of less than 18, will not have access to the second floor

# Terms & Conditions

- Security deposit: £1000 (to be paid before arrival to OT)
- Arrival time: 2pm
- Departure time: 11am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Changeover day: Any Day
- Other Ts and Cs: Mobile signal fully working in the kitchen. May vary in the rest of the property.
- Other 2: Pool is only open during the Summer months, subject to change at anytime, please enquire on booking.
- Pets welcome?: This must be requested at the time of booking. Dogs are welcome, for £15 per dog/ per night. Please read the pet disclaimer for full terms and conditions.
- End of stay cleaning included?: Yes, included in the rental price
- Pool heating charge?: The pool is only open in the summer months should it not be too chilly (dependent on weather conditions)
- **No** stag or hen do's accepted without prior consent. Please contact our concierge team before booking.
- There is **no access to a washing machine** at the house.
- There is a no shoes policy in the house. Disposable slippers are provided for all guests.
- We advise you bring flip flops or trainers to walk the short distance to the pool
- There is always a member of house staff available to you
- 2 cots & 2 highchairs available on request. Please bring your own cot linen.

## Peanswood Manor Pet Disclaimer

- Pets are accepted with prior notification.
- Additional charge will be required for each pet at a rate per night of £15. The owner's specific rules may apply (e.g to be excluded from certain areas) and in all cases pet owners are to comply with the following rules:
  - (i) pets are to be kept under control at all times, exercised off the premises and never left alone in the property.
  - (ii) pets are to be kept off the furniture and are not permitted in bedrooms.
  - (iii) pets outdoor daily requirements must be cleaned up immediately by the owners
  - (iv) all pets must be free of any pests and/or parasites.
  - (v) all pet hair/litter must be removed from the property before departure.
- There will be a charge made on discovery of evidence of contravention of these conditions following the rental guests/ pet owners departure.
- Please note that we have 2 friendly cats that live in the grounds.
- If you do have an allergy to pets please check prior to booking to see if the last guests may have had pets with them. We do our utmost to accommodate all needs of our guests.