

Peanswood Country Manor

Region: Sussex Sleeps: 16

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 8-bedroom manor house and stands impressively in 15 acres of private woodland providing luxurious and comfortable accommodation for up to 16 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.

One bedroom is located on the ground floor and is disability accessible, with the remaining bedrooms located on the first floor. 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 (**Pool Towels are provided**) with its adjacent pool bar, this really is the height of luxury! 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, bouncing on the trampoline 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

Exclusive • Recommended • Private Pool • Heated Pool • Ideal for Kids
• Ideal for Teens • 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

Manor House Interior

Ground Floor

- Entrance hall
- Dining room with dining facilities for up to 16 guests with functional fireplace
- Lounge 1 with functional fireplace
- Kitchen
- Bedroom 1 with a double bed, desk, 2 chairs, table, patio doors
- WC
- Utility Room

First Floor

- Master bedroom 2 (super king-size double bed, walk in wardrobe, armchair, chaise long, en-suite bathroom/wet room with an enormous raindrop shower and double sinks, non-functional fireplace, TV, garden view)
- Bedroom 3 (double bed, sofa, chairs, en-suite bathroom with free-standing bath & WC)
- Bedroom 4 (king-size bed, black carpet, 2 armchairs, en-suite shower room with raindrop shower heads and double sinks, driveway and woods view)
- Bedroom 5 (double bed sharing an en-suite by utilising adjoining doors, ideal for parents with younger children)
- Bedroom 6 (super king-size bed, 2 chairs, en-suite bathroom with free standing bath, non-functional fireplace, garden views)
- Bedroom 7 (twin beds, chair)
- Bedroom 8 (twin beds - accessed via bedroom 5 - ideal for families)
- Bathroom with bath and WC (no door, only large red curtains for privacy)

Note: The second floor/loft is not accessible.

EXACT ROOM BREAKDOWN:

- 1) Downstairs bedroom: Standard double
 - 2) Master Bedroom: Super king-size bed (*en-suite master rain shower*)
 - 3) Twin room: x 2 standard twin beds
 - 4) Peppermint room: Super king-size (*en-suite freestanding bath with handheld shower*)
 - 5) Little White Room: Standard Double
 - 6) Black & White room: Queen-size bed (*en-suite twin shower*)
 - 7) Gold Room: Queen-size bed (*en-suite bath with handheld shower*)
 - 8) Little gold room: x 2 large twins
- Red & white bathroom - luxurious bathroom suite with free standing bath

Outside 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
- Bar area with a small BBQ
- Outside garden furniture with 2 tables for 6
- Pool chairs & inflatables available
- Grass Tennis Court with tennis rackets available
- Children's play area
- Trampoline
- Gym
- Apple & pear trees
- Parking space for 10-15 cars

Amenities

- 2 strong Wi-Fi networks
- Heating
- x2 operational fireplaces during Winter months
- Patio doors
- Oven & hob
- Fridge freezer
- Breakfast bar (6 bar stools)
- Food storage
- Picnic basket
- Microwave
- Samsung LCD Flat Screen TV
- TV, Apple box, Netflix, Freeview
- Music system with iPod dock
- Portable iPod speaker (can be taken to pool area)
- Hairdryers in all rooms
- Selection of outside garden games available, including giant chess
- The utility room has an iron and emergency torches in case of power outage
- * 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.

Peanswood 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!



Terms & Conditions

- Security deposit: £1000 (to be paid before arrival to OT)
- End of stay cleaning included?: Yes
- Energy costs included?: Yes
- Arrival time: From 2.00 pm
- Departure time: 3.00 pm
- Changeover day: Any Day
- Other 2: Mobile signal fully working in the kitchen. May vary in the rest of the property.
- Other 3: 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. Small dogs are welcome, for £10 per dog/ per night. there is a max. of 2 dogs per stay. Please read the pet disclaimer for full terms and conditions.
- **No** stag or hen do's accepted
- There is **no access to a washing machine** at the house.
- There is a no shoes policy in the house. Please bring slippers or they can be provided with prior notice
- We advice you bring flip flops or trainers to walk the short distance to the pool
- There is always a member of staff on site
- No cots or high chairs provided

Peanswood Manor Pet Disclaimer

- In most cases, the number of pets is restricted to a maximum of two (unless a lesser amount is mentioned in the description) and a greater number will only be accepted by written agreement.
- Additional payments are normally required for each pet at a rate per week (or part thereof).
- 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 must be removed from the property and it's contents before departure.
- There will be a charge made on discovery of evidence of contravention of these conditions following the rental guests/ pet owners departure.
- It should be noted that even where pets are not accepted, the owner cannot categorically guarantee that there have been no pets at the property or in the 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.)