

# Boarzell

Region: Sussex Sleeps: 13

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## Overview

The magnificent Boarzell is perfect for family and friends celebrations. It is as traditional as cream tea on the lawn yet bang up to date with modern magic too! You will feel like lords and ladies of the manor for the week and live in the most fabulous surroundings sprinkled liberally with antiques, opulent sofas and artworks. This fabulous Grade II listed grand manor house sits in twenty acres of private gardens and woodland, minutes from the sleepy village of Hurst Green and deep in the East Sussex countryside. With seven amazing bedrooms, thirteen guests can relax, feel like royalty and enjoy each other's company in sensational entertainment spaces. Boarzell enjoys the added treats of an outdoor swimming pool, a tennis court, a games room and a snooker room.

Hurst Green sits peacefully in the High Weald Area of Outstanding Natural Beauty, halfway between Tunbridge Wells, Kent and Hastings. It is close to the picturesque village of Robertsbridge, famous for both its 12th century Cistercian Abbey even though there is little to be seen today and its annual bonfires with its Bonfire Society going strong since 1895. It is a great spot, also close to the pretty Hawkhurst, within easy reach of Royal Tunbridge Wells, Bewl Water, Battle, Hastings and Rye and only an hour and a half or so from London. You can explore the beautiful East Sussex and Kent countryside, visit charming, historic towns and villages, enjoy watersports and cycling at Bewl Water and visit the seaside.

Boarzell is bursting with charm and character, being blessed with period wooden panelling, wonderful fireplaces, intricate ceilings and other wonderful period features. Despite its impressive regal feel, its elegant interiors are also supremely comfortable, making you feel instantly at home. It is the perfect place to bridge the gap between generations, to recharge and reinvigorate. You arrive at Boarzell along a sweeping drive through thick woodland that opens up to this highly impressive property. As you step through the front door, you immediately know that you are in for a treat and that this fabulous manor house is much loved and truly special. Its generous entrance hall leads to collection of the most majestic of reception rooms. The formal dining room is the perfect place to enjoy a special, celebratory meal with your loved ones, enjoying gorgeous panelling, a fantastic dining table and chairs, striking artworks and huge windows offering beautiful garden views. The drawing and reading room is another wonder with intricate panelling, a huge open fire, sumptuous sofas and armchairs and another almost-floor-to-ceiling window,



brightening this characterful, captivating space. On the other side of the entrance hall is a chef's dream of a kitchen. It is bright, airy and comes with plenty of sociable space. Your chef's can enjoy cooking on the Aga which makes the room lovely and toasty even on the chilliest of mornings. The kitchen comes with a Gaggia coffee machine. There is a large breakfast table too and vast windows with countryside views. Leading on from the kitchen is another fabulous sitting room, another delightful bright and airy space with its canary yellow tones and plush green sofas. It is a wonderful spot to curl up with your holiday book or to watch a movie on the enormous television. The snooker room comes with smart green walls, a mammoth fireplace and an excellent snooker table for some family competition. Even the games room enjoys a fireplace and gorgeous teal tones. It boasts a table tennis table, a piano waiting for you to tinkle the ivories and other games.

Boarzell boasts seven gorgeous, well-appointed bedrooms. The master is opulent, lavish and massive! It enjoys a luxurious ensuite bathroom, a private balcony where you can relax with a glass of wine and admire the estate views and a very comfy super kingsize bed where you can deep dive into some serious shut-eye. Another super kingsize room comes with flamboyant blue soft furnishings and a beautifully presented ensuite shower room. A small double four poster bed in another of the bedrooms is fit for a prince or princess in the group, also coming with a gorgeous marbelled shower room. A luxurious double and a wonderful twin bedroom share a family bathroom which offers a large freestanding bathtub, perfect for a long indulgent soak after a countryside stroll. On the second floor, you will discover a gorgeous double with a kingsize bed and ensuite shower room, another twin and a single room plus a very spacious family bathroom with a bath and a shower. Every room in Boarzell enjoys a wonderful blend of vintage furnishings and modern twists.

Despite these wonderfully characteristic interiors, Boarzell's real magic can be found outside. This extensive estate comes with beautiful gardens, terraces, parkland, woodland and a large pond. Bluebell time is particularly lovely. You will be totally secluded and instantly feel a million miles from the hustle and bustle of everyday life. French doors lead from the kitchen to the terrace where you can enjoy a spot of alfresco dining or a quiet sundowner. The views of the East Sussex countryside are truly magnificent. The 8.4m x 3.8m private swimming pool always goes down a treat, as does the private tennis court. Naturally croquet is available as Boarzell is most definitely a place of croquet hoops, cream teas and champagne on its English lawns. You will have a brilliant time at staying at Boarzell and leave with magical holiday memories.

***\* Please note the property has personal belongings of the owners at the property. The property is rented as a holiday let and not a venue. The number of guests on site during a rental cannot exceed the booking capacity.***

\* The maximum capacity for the property is strictly 13 including children.

## Facilities

Manor • **Recommended** • **Exclusive** • Heritage Collection • Private Pool  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ  
• Tennis Court • Satellite TV • TV • Games Room • Indoor Games •  
Outdoor Games • Table Tennis • Pool/Snooker • DVD • Working Fireplace  
• Heating • AGA • High Chair(s) • Rural Location • Walking/Hiking Paths  
• Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Stalking/Hunting  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Historical Sites



# Interior & Grounds

## Ground Floor

- Entrance hallway
- Reception hall with reading area
- Kitchen with AGA and dining facilities
- Dining room with seating for 12 formally, but can easily accommodate 13
- Sitting room
- Reading room with window seat
- Billiard room with snooker table
- Games room with ping pong table

## 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
- Bathroom with bath and shower

## Exterior Grounds

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

## Additional Facilities

- Wi-Fi
- TV & DVD
- Gaggia Classic Coffee Machine
- Microwave
- Kitchen essentials (*e.g. salt, vinegar, olive oil etc are included, please bring your own toiletries*)
- Washing machine & dryer
- Dishwasher & laundry tablets
- Four tennis rackets (*please bring your own balls!*)



- Plenty of parking

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

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## Location & Local Information

Boarzell sits in a fabulous twenty acre estate sprinkled with a pond, woodland, lawns, a tennis court, swimming pool and a wonderful collection of towering trees, shrubs and flowers. It is close to the charming village of Hurst Green within the High Weald Area of Outstanding Natural Beauty. Close by are the villages of Robertsbridge and Hawkshurst. The early settlement of Robertsbridge was driven by its position as a good crossing point of the River Rother for people travelling from Hastings to London and the foundation of Robertsbridge Abbey. The name of the first bridge over the River Rother was 'Pons Roberti' and it is likely that this is where Robertsbridge got its name. The Robertsbridge Aviation Museum is home to some interesting aviation memorabilia. Robertsbridge is home to the Gray-Nicolls company which started in 1876 with L J Nicolls making bats in his workshop. He supplied W G Grace with the bat he used when scored his 100th century. Today Gray-Nicolls manufacture and supply world famous cricket bats all over the world.

Hawkhurst is really two villages in one, the oldest part being known as The Moor. The second is a pretty shopping area complete with colourful hanging baskets. The name of Hawkhurst was once notorious throughout southern England as the home of the Hawkhurst Gang of smugglers active in the early 1700's. Charles Gunther, the inventor of the Oxo cube and the astronomer Sir John Herschel lived in the village for many years.

Boarzell is a wonderful base for those wanting to explore the East Sussex countryside. The famous town of Battle is less than fifteen minutes away, while the coastal towns of Rye and Hastings can be reached in less than half an hour. Royal Tunbridge Wells with its boutique shopping in The Pantiles and Bewl Water with its active pleasures are also close by.

Hastings has a fascinating history. It was attacked by the French during the Hundred Years War and in 1377, a second attack all but destroyed the town. The Old Town's architecture ranges from Medieval to Victorian with one of the oldest buildings, the Court House, being built around 1450. The town boasts many passages and narrow streets known as the twittens, many cafes, bars and restaurants and some excellent shops and art galleries. The Castle, originally built by William the Conqueror, lies in ruins at the top of West Hill and can be visited using the steepest funicular railway in Britain. The Hastings Museum and Art Gallery boasts an exhibition dedicated to American Indians, Grey Owl, an early conservationist who came from Hastings and John Logie Baird who pioneered television in Hastings. There are many architectural and cultural attractions including a theatre, parks and gardens. Hastings hosts many events including the Hastings Half Marathon, the Jack in the Green Festival, Hastings Beer Festival, Coastal Currents and the Old Town Carnival.



Rye, a Medieval citadel huddled against invaders and the sea, is today home to a myriad of art, curiosities and cosy pubs and restaurants. They serve the best that Sussex has to offer. Built on timeless tales and smuggled secrets, Rye offers charm and intrigue with nooks and crannies to explore and distant views across Romney Marsh to enjoy. St Mary's Church tower is open to the public and offers the best viewpoint to show the warm terracotta roofs of the many timbered houses. These ancient, characterful buildings, cobbled streets and secret passages attract film crews in search of historical settings for period productions. The Rye Castle Museum was originally a bottling factory and now boasts a unique 18th century fire engine as well as relics from the town's shipbuilding past. The Rye Harbour Nature Reserve has a wonderful network of criss crossing footpaths on the saltmarsh and shingle ridges with fabulous views across to Camber Sands and the cliffs of Hastings Country Park. It is a twitcher's paradise with five hides where you can watch the wildlife. You can take boat trips or lessons in windsurfing, dinghy sailing or paddleboarding from Rye Watersports.

Camber Sands is very popular for a day at the beach. It is the only sand dune system in East Sussex, east of the estuary of the River Rother at Rye Bay. Its fine sand stretches three miles to just beyond the Kent border. It does get busy in the summer months so it is best to go quite early.

## Local Amenities

Nearest Airport	<b>Gatwick Airport (56km)</b>
Nearest Train Station	<b>Etchingham (5km)</b>
Nearest Town/City	<b>Royal Tunbridge Wells (19km)</b>
Nearest Village	<b>Hurst Green (2.5km)</b>
Nearest Restaurant	<b>Hurst Green (2.5km)</b>
Nearest Beach	<b>Hastings (23km)</b>

## What Oliver loves...

- Boarzell boasts stunning, characterful reception rooms and magnificent bedrooms, a perfect place to bring the generations together in a timeless, quintessentially English retreat
- 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
- This fabulous property comes with a long list of entertainment including table tennis, snooker, a swimming pool, croquet and a tennis court
- Those arriving in the spring will enjoy the full benefit of the bluebells which completely transform the woodland

## What you should know...

- A maximum of thirteen guests can stay at Boarzell. 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 is heated between the end of May until the start of September, depending on the weather
- The property is a much loved home of the owners so there are some personal belongings scattered around
- The kitchen boasts a four ringed hot and an Aga but not a conventional oven
- There are four tennis rackets provided but please bring balls along if you want to play tennis during your stay



# Terms & Conditions

- Security deposit: £1500 Credit card authorisation required, it is refunded in full subject to a damage inspection on departure.
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Linen, bath and pool towels are included
- End of stay cleaning included?: Yes, included in rental price
- Internet access?: Yes, included in rental price
- Smoking Allowed?: No smoking allowed
- Other Ts and Cs: Please note that the swimming pool will only open in the Summer months
- Pets welcome?: Sorry no pets welcome
- Other 2: The lead booker must be over 30 years old
- Other 3: Sorry, no stag or hen do allowed at the house
- Pool heating charge?: On request, 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.
- Other Ts and Cs: There is an extra charge of £300 for a late check out with a set time of 4.00 pm on request only.
- 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

**\*\*\* The owner requires a list of all the names and ages of every member of the group staying at the house prior to arrival. No extra guests have permission to be on site during the booking\*\*\***

**\* The maximum capacity for the property is strictly 13 including children. Guests are not permitted to exceed this limit.**

Please note: The piano is locked and guests do not have access to the piano.