HOUSE PARTY SOLUTIONS



Wealden Manor

Sussex

SLEEPS 20





- 15th Century pre-Tudor brick & tile clad Grade II Listed Manor House, sleeping 20 guests across 9 bedrooms with further accommodation across the Estate to accommodate up to 44 guests
- Located just over an hour and a half from London, Peak Manor offers a very rural and private base to explore the South Downs, Eastbourne, Brighton and so much more
- Heated indoor swimming pool, hot tub, sauna, tennis court and play area
- Huge private 'Ducks' lawn at the back for events and entertainment with 2 BBQ's and ample seating areas
- Two excellent pubs in the village and many more in the neighbourhood
- Peaceful, in open country, family feeling, comfortable, welcoming, spacious but not grand

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OVERVIEW

Wealden Manor is a fine and interesting 15th Century pre-Tudor Grade II listed manor house, with many original and period features. There are four bathrooms, a large wood-panelled dining room, a beautiful old kitchen with an Aga, and a sitting room. It has a large private garden space, with a huge lawn ending in enormous yew topiary ducks. The house lies up 2 long drives in the middle of a 30-acre private estate in the middle of open Wealden farmland and comprises parkland, well-maintained gardens & lawns, various smaller houses, facilities and a walled garden.

The Manor House is the largest, oldest and most historic house on the estate. It is on three floors, with oak beam ceilings, panelled rooms, and many beautiful pieces of furniture and interesting pictures. Approached up an old brick path guarded by yews, the picturesque porch opens into an oak-panelled Hall with a beautiful 16th century fireplace. From there you enter the large wood-panelled dining room, with polished wood floor, which has a cosy open fireplace at one end and a large dining table that seats 12, but can be extended to seat up to 26 comfortably. Beyond that there is a comfortable TV room, a kitchen annex for preparing food and washing up (with 2 sinks, electric cooker, dishwasher, washing machine and large fridge freezer), and finally the large fully-equipped picturesque old kitchen with its original brick floor, oak beams, a huge old working open fireplace, a 4-door oil fired Aga and a microwave, with seating for at least 12 people. The kitchen has its own entrance door and looks out over beautiful countryside. There is a wood-panelled wheelchair accessible toilet off the front hall.

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YOUR STAY

Number accommodated

- Sleeping 20 guests across 9 bedrooms
- The adjoining connected wing can be booked alongside to sleep a further 6 guests - please enquire for more information and availability
- The Manor is part of an Estate which can sleep 44 guests in total - please enquire for more information and availability

Bedroom & bathroom configuration

- 3x double beds one of which being zip & link
- 4x twin rooms
- 2x triple rooms, 1 offering 3 single beds with the offer offering 1 double zip & link bed and 1 single bed
- 4x bathrooms - 1 ground floor WC, 2 bathrooms with hand-held showers and 1 walk in shower room

Dining capacity

- Seating for 14 within the kitchen
- Seating for 20 - 26 within the dining room
- Alfresco seating for 20+

Catering

- Hired on a self-catered basis however, local recommended caterers can be provided

Facilities

- Large historic kitchen with AGA and adjoining scullery/kitchen. 2x dishwashers, washing machine & dryer, electric cooker, 1 large fridge and fridge/freezer
- Sitting TV room, with DVD player.
- A very large private and secluded south-facing Ducks lawn with a marked out lawn-badminton court, a croquet set and other games, and a Fire Bowl.
- Both a gas (provided) and a brick BBQ are near the Games room, as well as a Fire Bowl.
- Full use of the shared Jacuzzi (rota).
- Full use of the shared exotic indoor heated swimming pool (rota).
- Full use of the hard tennis court and the Children s Play Area.
- A separate Games Room with table tennis, table football, etc.
- Free access to all other parts of the garden and park, with footpaths leading away from the estate across the lovely old Wealden farmland.
- Full sets of Puzzles and Board Games.
- CD Music Centre and iPod Bluetooth Dock and speaker set installed.
- Free Wi-Fi
- Cooking, cleaning and nanny help available on request.

Corporate

- Superb venue for corporate groups, please enquire for more information and packages

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YOUR STAY (cont.)

Wedding

- Civil Ceremony license - Dining Room & Outdoor Gazebo
- We have space for all your Celebrations. Our very large Ducks lawn at the back of the Manor House takes marquees for up to 180 people, while there are plenty of other lawned areas, as well as The Space, a large open area to do what you like in.
- You can have your legal Marriage Ceremony in our atmospheric beamed Tudor Dining Room, and Stay, Marry & Celebrate in one lovely private place - romantically.
- We offer you the whole of the Estate to be yours exclusively to create your own Wedding & Celebration; we impose no suppliers, there are no extras. Our self-catering accommodation for up to 44 people is in our Manor House and the three other close-by houses. You can stay for a minimum of 2 nights, 3 nights is most popular, and if you want to stay longer - no problem.
- Please do enquire for further information

Check in/out times

- Check in from 3pm
- Check out by 10am

Pets

- Up to 2 dogs welcome, please enquire

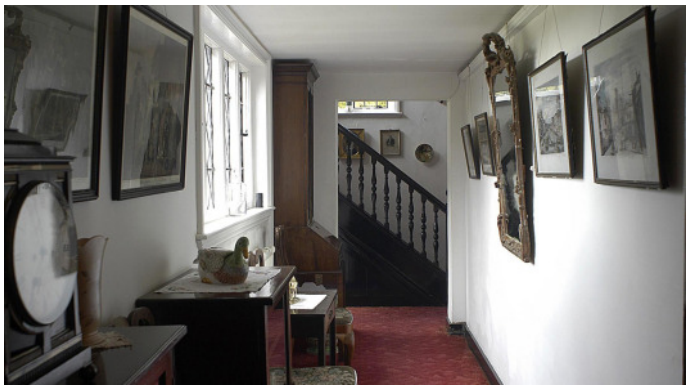
Disabled facilities

- Wheelchair access ramps available with accessible ground floor WC
- Unfortunately no access to 1st or 2nd floors

Stag & Hen groups

- Civilised stag & hen groups considered, please enquire









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ACTIVITIES

On-site activities

- Indoor swimming pool (rota)
- Tennis Court
- Hot tub and sauna (rota)
- Games room with table tennis, table football, croquet & badminton equipment
- Beautiful and picturesque walks - South Downs Way, The Cuckoo Trail to name but a couple
- Vast gardens and grounds across the private estate, perfect for outdoor games and activities
- Children's play area

Local attractions

- Battle Abbey & 1066 - A fascinating visit for all ages, not just the most significant battlefield in England, but an excellent visitor centre, a museum, a walled garden, etc. Open every weekend, and almost every day except winter. Battle itself is well provisioned with tea-rooms, cafes, pubs, etc. (16 miles).
- Visit Brighton - Brighton of course has lots for everyone (19 miles) - Beach, Pier, Marina, the Royal Pavilion, the Lanes, the Wheel, bars, restaurants, pubs, clubs, museums, parks, Regency architecture, amazing shops of every sort, and a lot more.
- Visit Eastbourne - Eastbourne is our nearest large seaside town (13 miles), with something for everyone. The seafront has all kinds of attractions like children□s theme parks, mini golf, gardens, a fun Pier, a leisure pool, and a great Bandstand. There are opportunities for water sports and boat trips out to sea. There are interesting shops and, some excellent other places to visit.
- Horse Racing - Plumpton is an excellent National Hunt course with lots of good racing, excitement and hospitality - a great day out. Fixtures throughout most of the year.
- Arlington Reservoir - A stunning c.250 acre piece of water in tranquil countryside which is so important for wildlife that it□s been designated an SSSI. A bird watcher□s paradise, especially in winter.
- Blackberry Farm - A working farm just up the road with animal handling, outside and indoor play areas, pony rides, tractor rides, a cafØand a shop. Lots to do and delight small people.
- Amazon Events - Amazon Events offers adventures for grown up kids, adults, stags, etc. They include paintball, quad biking, rifle shooting, archery, off road karting, a woodland assault course and It□s a Knockout.
- Knockhatch Adventure Park - Knockhatch is one of the most compelling children□s adventure places you can find, with an almost endless variety of fun things to do for kids of most ages
- The Seven Sisters - This succession of sheer chalk cliffs form the most stunning coastal landscape in Sussex. You can look along them from Seaford Head, Cuckmere Haven or Beachy Head; you can walk or mountain bike along their length or take one of many paths inland across the beautiful chalk downland.
- Hand Gliding & Paragliding - The South Downs frequently provide perfect conditions for these sports, and are a centre for enthusiasts. The area has many schools and clubs that you can contact about this

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LOCATION

The Manor is only 50 miles from London, set in the middle of a private estate, surrounded by gardens, parkland and ancient open countryside. It is peaceful, quiet, entertaining and just a little quirky. At the back is a huge lawn with amazing topiary ducks, ready for all kinds of entertainment. More entertainment is available from our indoor heated salt-chlorinated Pool, a Jacuzzi, Sauna and Tennis Court. Nearby are the South Downs, the Seven Sisters, the seaside, and lots of things to do.









Distance from

- London - 1 hour 45 minutes / 50 miles
- Bristol - 3 hours 10 minutes / 172 miles
- Birmingham - 3 hours 15 minutes / 191 miles

Nearest airport

- Gatwick - 50 minutes / 42 miles

Nearest railway station

- Polegate - 15 minutes / 7 miles
- Local taxi services available

Distance to town

- Hailsham - 10 minutes / 4 miles

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FLOOR PLAN



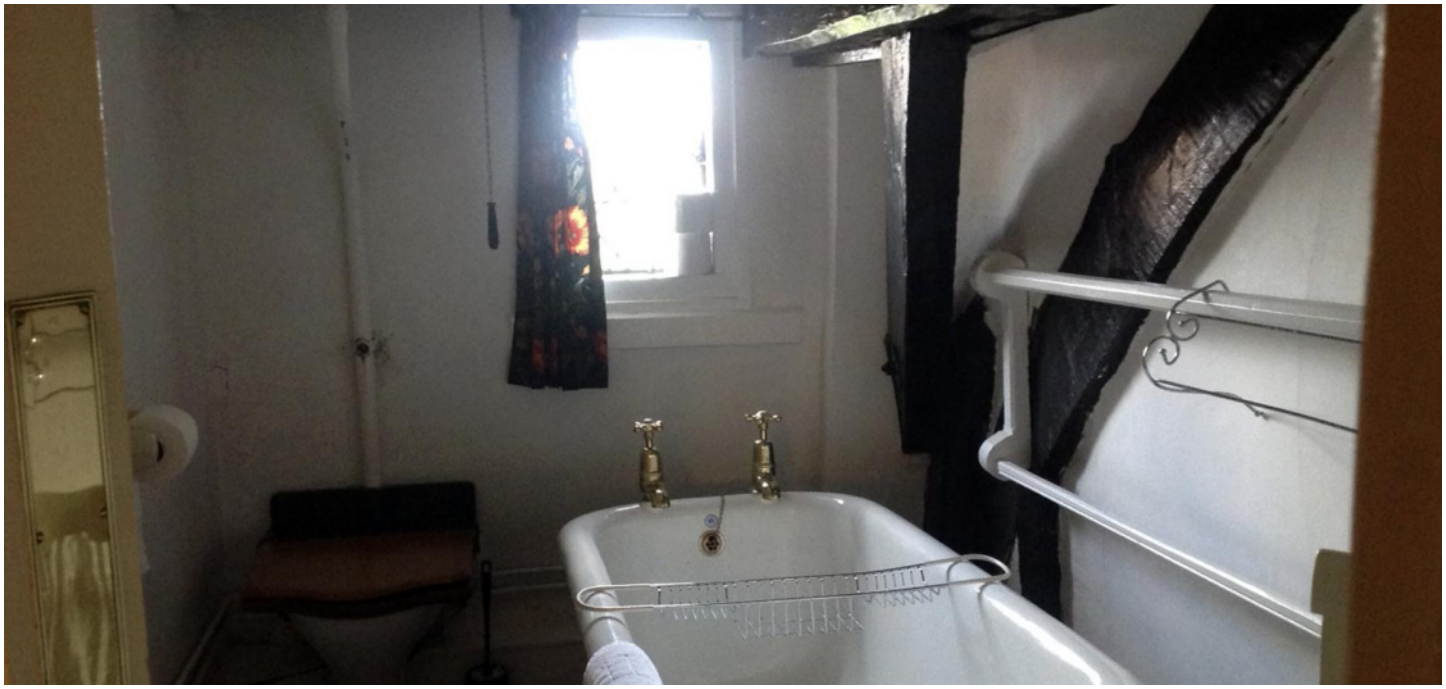






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PRICES

Please note: All rates are date specific, subject to availability and depend on season

Weekend

- 2 nights from: £2,630 during Low Season - £4,500 during High Season
- 3 nights from: £3,650 during Low Season - £6,400 during High Season

Midweek

- 2 nights from: £1,900
- 3 nights from: £2,840
- Please enquire for rates based on your dates and length of stay required

Weekly

- Please enquire

Wedding

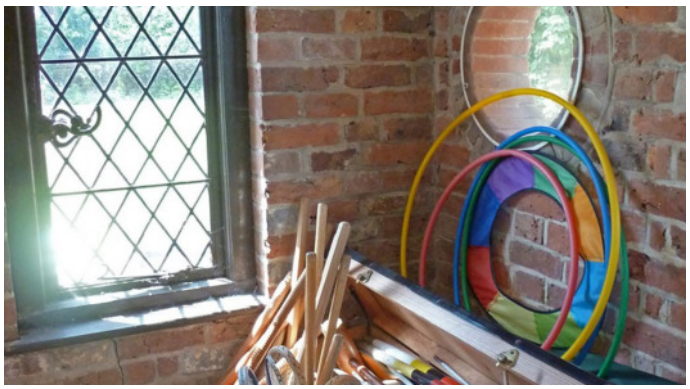
- Please enquire for wedding prices and packages

Christmas & New Year

- Christmas - please enquire for availability, minimum stay and rates
- New Year - please enquire for availability, minimum stay and rates

Booking terms

- 30% deposit required to secure booking
- Remaining balance required 56 days prior to arrival
- Refundable damages deposit - £200





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