

# THE VANGUARD WAY

'From the suburbs to the sea'

ROUTE DESCRIPTION  
and points of interest along the route

SECTION 3  
Limpsfield Chart to Haxted Mill



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*Fifth Edition*

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## VANGUARD WAY ROUTE DESCRIPTION: SECTION 3

### **SECTION 3: LIMPSFIELD CHART TO HAXTED MILL**

**8.1 km (5.0 miles)**

The Route Description is based on a completely new survey undertaken by club members in 2012 and 2013. Inevitably changes to the route and facilities will occur, and we try to keep abreast of them. It is our intention to bring out an updated version of the Route Descriptions and Companion as necessary, but you can refer to the Latest News page on our website [www.vanguardway.org.uk](http://www.vanguardway.org.uk) for any changes that may have taken place meanwhile.

Paragraphs are numbered for ease of reference. The route is marked on Ordnance Survey Explorer and Landranger maps, though you should note that in some places it is incorrectly marked on some older maps - we draw your attention to specific instances where relevant. Grid references are given at each numbered point to help identify the route. The country is divided into 100 km squares identified by a two letter code, and following standard OS practice we include these letters in our grid references. In this section they are in square TQ.

#### In this route description:

The actual route description is shown in black Roman (upright) text.

Links with railway stations and other key places off route are shown in boxes with a grey background.

*Italic text is used for items that are not part of the main route description, including:*

- *Key information about facilities (see Vanguard Way Companion for more details)*

- *Road and street names \**

- *Advice and asides.*

\* The mention of a road or street name does not necessarily mean that you will see this name on the spot, but it may be helpful if you need to be picked up or set down, or to find your position on a street map.

**Names that are not visible are shown in italics within brackets.**

**Underlined bold italic text** indicates that more details can be found in the Commentary, which follows the route description.

Distances are given in metres (m) or kilometres (km); but if you are more familiar with yards and miles, remember that 100m is about the same as 110 yards, and that 1 km is about five eighths of a mile. Altitudes are shown in metres – for an approximate conversion into feet multiply by 3 and add 10%.

#### **Abbreviations**

> = off route

Bw = bridleway

FB = footbridge

Fp = footpath

KG = kissing gate

Rd = road (NP = no pavement, see below)

Tk = track

VGW = Vanguard Way

KA = keep ahead

TL = turn left

TR = turn right

N = north

S = south

E = east

W = west

m = metres

km = kilometres

L = left

R = right

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## VANGUARD WAY ROUTE DESCRIPTION: SECTION 3

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### Roads with no pavement

'NP' in the route description indicates a road with no pavement, and there are several of them in this section. Although they are usually quiet, you should take great care when walking along them, as traffic may approach at speed. Generally, you should walk in single file along the right-hand side, but this may be dangerous at a right-hand bend, where you cannot see approaching traffic, and the driver, not seeing you, may keep too close to the bend. You should therefore follow the advice given in the Highway Code for such situations, which is: 'It may be safer to cross the road well before a right-hand bend so that oncoming traffic has a better chance of seeing you. Cross back after the bend.' If walking in poor light conditions or in the dark, always wear something bright, luminous or reflective on top.

### Public transport

On route: Buses at Limpsfield Chart.

Links with Edenbridge station and Westerham bus stops.

Although Haxted Mill has no public transport, it is an easy place for local taxis to find (taxi operators are listed in the Vanguard Way Companion) and is well signed in the area.

### Distances from Westerham to:

|                                    |  |
|------------------------------------|--|
| >Crockham Hill (via Northern Link) | 6.2 km (3.9 miles)                           |
| >Crockham Hill (via Southern Link) | 6.8 km (4.2 miles)                           |
| >Edenbridge Station                | 10.2 km (6.3 miles) (diverting at Troy Town) |
| Haxted Mill                        | 11.8 km (7.3 miles)                          |

### Distances from Limpsfield Chart to:

|                                    |   |
|------------------------------------|---|
| >Crockham Hill (via Northern Link) | 2.5 km (1.6 miles)                          |
| >Crockham Hill (via Southern Link) | 3.1 km (1.9 miles)                          |
| >Edenbridge Station                | 6.5 km (4.0 miles) (diverting at Troy Town) |
| Haxted Mill                        | 8.1 km (5.0 miles)                          |

### Distances from Crockham Hill (via Northern Link) to:

|                     |   |
|---------------------|---|
| >Edenbridge Station | 6.4 km (3.9 miles) (diverting at Troy Town) |
| Haxted Mill         | 7.9 km (4.9 miles)                          |

### Distances from Crockham Hill (via Southern Link) to:

|                     |   |
|---------------------|---|
| >Edenbridge Station | 5.3 km (3.3 miles) (diverting at Troy Town) |
| Haxted Mill         | 6.9 km (4.3 miles)                          |

### Distances from Edenbridge Station (via Northern Link) to:

|             |                    |
|-------------|--------------------|
| Haxted Mill | 5.2 km (3.2 miles) |
|-------------|--------------------|

### Overview

After a gentle descent from the Greensand Ridge it is easy, mostly level walking through farmland, on footpaths or bridleways which may be uneven. It is quite low-lying and the area around Kent Brook and the River Eden may be very muddy or even under water after heavy rain. The highlight of this section is historic Haxted Mill, but you will also encounter a Roman road and a sacred maze. For just 4 km, the VGW makes its only visit to the County of Kent.

*Note: Some older editions of Ordnance Survey 'Landranger' 1:50,000 sheet 187 show the VGW running erroneously along a yellow road west of Crockham Hill. Please note that the correct line is further east along the footpath running roughly north-south on the east side of Guildables Wood.*

**Lowest and highest points.** River Eden near Haxted Mill (43m); Limpsfield Chart (175m).

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## VANGUARD WAY ROUTE DESCRIPTION: SECTION 3

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### **BEFORE SETTING OUT ALONG THE VANGUARD WAY**

Please read the **Introduction to the route**, available from the 'Directions and maps' pages of our website [www.vanguardway.org.uk](http://www.vanguardway.org.uk). It contains important information that will be helpful when reading this route description.

And don't forget to look at the **Latest News** page on our website for any developments affecting this and any other part of the route.

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**IF YOU ENCOUNTER ANY PROBLEMS affecting the rights of way, such as obstructions, closures or diversions, your first course of action should be to contact the relevant highway authority, which on this section are:**

**3.1 to 3.2 (b) & 3.8 (c) to 4.1 Surrey County Council**

**3.2 (c) to 3.8 (b) Kent County Council**

Please also let us know about it by email to [graham@vanguardway.org.uk](mailto:graham@vanguardway.org.uk)


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## VANGUARD WAY ROUTE DESCRIPTION: SECTION 3


**Section 3 of the Vanguard Way starts at Tally Road, Limpsfield Chart [TQ 426 519]**  
in Tandridge District in Surrey.

[Transport 

[Refreshments 

**Link from Westerham [3.8 km / 2.4 miles, TQ 446 540]**

[

[

This link is shared with that of the Greensand Way (GW) for the first 2.3 km, then follows the GW itself for 1.5 km to join the VGW at Limpsfield Chart. The route is mostly well signed by GW discs and fingerposts.

- a) As if leaving Kings Arms Hotel, TR towards Westerham Green.
- b) In 100m TR up steps and along narrow alley (Water Lane) between Owl House and Comodor Restaurant.
- c) Cross FB over infant River Darenth and stone stile then at end go through KG then TR along foot of field, which can get very muddy.
- d) At end of field go through KG, cross FB and up steps to Mill Lane.
- e) TL to Park Lodge, where TL then immediately TR beside hedge to climb steep Fp.
- f) Go through first KG then follow winding fenced Fp to second KG and KA across field.
- g) Go through third KG and KA through sparse copse to fourth KG.
- h) Cross Tk and KA into wood then follow broad, gently ascending Fp for 900m in same general direction (bearing 210°), passing two GW waymark posts.
- j) After passing third GW waymark post at junction you reach in 50m a major T-junction, where you join the GW main route. (GW waymark post here missing at time of writing.)
- k) TR along the GW main route (broad gravel Tk, a permissive Fp/Bw) then in 80m pass fieldgate and cross Rd (Goodley Stock Road) with care.
- l) At entrance to private Rd immediately bear R on fenced Bw.
- m) At five-ways junction with GW halfway plinth and tank, go half L on major Tk (bearing 240°), still following GW.
- n) In 120m (at second five-ways junction) bear R (bearing 260°) on lesser Tk (still GW).
- p) Continue in this general direction for 900m, ignoring all crossing Tks.
- q) Eventually Tk swings L then R and you join a major Tk (note that GW signs are missing in this area), which follow for 250m to Rd (Moorhouse Road) at Limpsfield Chart, where TL to rejoin VGW.

### 3.1 [TQ 426 519]

- a) KA past St. Andrew's Church.
- b) Cross Rd (B269 Kent Hatch Road) and KA along lane **NP** (Trevereux Hill).
- c) In 200m KA downhill, ignoring entrance drive on R to the Trevereux Hill residential development (formerly the Marie Curie Research Institute).
- d) In a further 700m at foot of hill, pass gate and fork R past **Trevereux Manor**. (Ignore side turnings on the way down referring to Trevereux.)
- e) In 50m cross stile on L in hedgerow opposite Trevereux Cottages.
- f) KA beside fence, passing on your L ornamental lake with model temple on island (may not be visible when trees are in leaf).

See next page for Northern link with Crockham Hill.

## VANGUARD WAY ROUTE DESCRIPTION: SECTION 3

### **Northern Link to Crockham Hill** (1.2 km / 0.8 miles, TQ 442 506]

- a) TL on faint grass Fp between ornamental lake and clump of trees with pond (usually dry) to end of field.
- b) Cross stile and continue in same direction across next field.
- c) Cross 2nd stile into wood – take care entering wood as you have to use a stepping stone which may be slippery.
- d) Cross 3rd stile into next field and keep to its L hand side to another stile.
- e) KA along residential Rd (Oakdale Lane). At its end TR along Smiths Lane to B2026 Main Road in **Crockham Hill**.
- f) At major Rd TR for village centre, bus stop and Royal Oak pub.

[Bus] Infrequent buses Monday-Friday only to Westerham & Edenbridge.

[Pub] Royal Oak pub, Crockham Hill.

[Phone box ] By Crockham Hill post office.

### **If starting from Crockham Hill:**

- a) From B2026 Main Road, as if leaving Royal Oak pub, TL and shortly take left fork (Smiths Lane).
- b) Pass Deanery Road then TL along Oakdale Lane.
- c) In 200m bear L over stile and down Fp through wood (stile at each end) to emerge in field. Note slippery stepping stone at exit from wood.
- d) KA along R side of two fields for 600m, crossing a stile.
- e) Pass ornamental lake on your R, then TL after pond to join VGW.

Alternatively you can return to the VGW by following the Southern Link (see later) but you would then miss 750m of the route.

### **3.2 [TQ 431 507]**


- a) KA past (usually dry) pond. Our second encounter with the **Tandridge Border Path** which joins the VGW for 400m here - see Section 1.
- b) Continue across large field (heading slightly left of oast house) to double stile with FB over **Kent Brook**.  
*If you look carefully to your left in this field you can see the line of the Roman road that you will shortly be walking on - it gradually comes closer to converge with the VGW.*
- c) KA with fence to your R for 100m, then as fence bears L continue beside it for another 80m to end of field.
- d) TR through gate (joining line of a **Roman road**) and follow LH side of paddock to another gate and Rd (Dairy Lane).
- e) KA on Rd **NP** passing Hurst Farm, and still on the Roman line until it bears L.
- f) Shortly reach drive of Dairy Green, where TR, just before **Old Dairy Farm**.

*See next page for Southern Link with Crockham Hill*



### **Southern Link to Crockham Hill [1.0 km / 0.6 miles, TQ 442 506]**

- a) Bear L on Rd past Old Dairy Farm then at next bend take Fp on L by metal gate.
- b) Follow fenced Tk uphill then KA into field, keeping to lefthand side.
- c) KA along enclosed Fp then residential Rd (Deanery Road) to village centre.
- d) TR along B2026 Main Road to bus stop by Royal Oak pub.

[] Infrequent buses Monday-Friday only to Westerham & Edenbridge.

[] See Crockham Hill Northern Link above.

[] See Crockham Hill Northern Link above.

### **If starting from Crockham Hill:**

- a) From B2026 Main Road, as if leaving Royal Oak pub, TL and shortly take left fork (Smiths Lane).
- b) Immediately TL along Deanery Road.
- c) At its end bear R on Fp between grass and houses then KA on Tk.
- d) At field keep to righthand side then follow fenced Tk down to Rd (Dairy Lane).
- e) TR along Rd **NP** for 200m, passing Old Dairy Farm.
- f) Ignore first Fp on L, then at bend TL into Dairy Green to join VGW.

### **3.3 [TQ 435 501]**

- a) Immediately after passing through entrance to Dairy Green, go through gate on L.
- b) Follow lefthand side of narrow strip of grassy scrubland to far L corner. *Here you cross the line of the Roman road.*
- c) In 200m, where trees start, bear R to go through KG in fence. *Do not KA as this is not a right of way.*
- d) TL beside fence for 40m then cross stile on L into copse.

### **3.4 [TQ 433 499]**

- a) KA on Fp through copse, cross stile into field then KA along righthand edge.
- b) In 100m cross stile and TR to follow righthand side of next field.
- c) In 150m cross stile then KA into small wooded enclosure with pond (may be dry).

### **3.5 [TQ 433 496]**

- a) Leave wooded enclosure by another stile on to Tk and TL for 30m.
- b) TR following field edge beside Guildables Wood to stile in field corner.
- c) Cross stile and KA along field edge with wood still on your R.
- d) As wood ends and field begins to rise, KA (205°) aiming for a point 40m to L of house roof, to locate stile on L of metal farm gate and cross to Rd (*Hole Lane*) at Gaywood.

### **3.6 [TQ 432 488]**

- a) TL on Rd for 30m to gate on R (metal fingerpost).
- b) Go through gap, then KG, following L edge of two fields. *Look carefully into the scrub on your L about 30m past the KG and you may be able to spot an abandoned concrete trig point inside the hedge (for explanation see Section 4 Commentary at paragraph 4.8).*
- c) At far corner of second field, at junction with Bw, TR to follow fence for 30m.
- d) TL through gate on to enclosed Tk.
- e) TR along enclosed Tk for 400m to Rd (*Troy Lane*) at **Troy Town** then TL.

*The Northern Link link to Edenbridge and Edenbridge Station starts here (see next page), or you can continue a further 5.2 km to Cernes Farm in Section 4 then follow the Eden Valley Walk for 3.6 km to Southern Link to Edenbridge and Edenbridge Town Station.*

## VANGUARD WAY ROUTE DESCRIPTION: SECTION 3

### **Northern Link to Edenbridge and Edenbridge Station** [1.8 km / 1.1 miles, TQ 440 475]

- a) 40m after joining Rd (opposite brick house) go through KG on L and follow Fp quarter R across field.
  - b) Pass hedge corner and go through gap into next field.
  - c) Follow R side of field and cross stile (no DG).
  - d) TR on grass and go between fences to reach farm Tk.
  - e) Pass through metal gate and between barns of Hilders Farm to Rd (Hilders Lane).
  - f) TL on Rd **NP** for 575m.
  - g) Where Rd bends L, KA on faint grassy Fp towards house, though an electric fence may usher you to the right.
  - h) Pass house then bear L through scrub and follow Fp between garden fences.
  - j) TR at Rd (B2026 Gorse Hill), then bear R along Albion Way to Edenbridge Station.
- Edenbridge Town Station and the town centre are a further 1 km (half a mile) ahead along the main road (using controlled crossings, you will need to cross to lefthand pavement at first, then back to the righthand one, and finally back again to the lefthand one just before the approach to Edenbridge Town Station).

[Transport 🚆] Trains to/from Tonbridge & Redhill; also (Edenbridge Town Station) East Croydon, central London, Uckfield.

[🚶] In Edenbridge.

[🚰] In Edenbridge.

[Accommodation 🏠] In Edenbridge.

### **If starting from Edenbridge Station:**

- a) From westbound platform use FB to eastbound platform then go through gate in fence. KA to main Rd where TL.
- b) TL along B2026 Gorse Hill for 50m then TL again (behind brick wall) along enclosed Fp between gardens.
- c) At end of gardens continue on faint, grassy Fp as it bears half R across field, though an electric fence may usher you to the left.
- d) TL at Rd **NP** (Hilders Lane).
- e) In 575m at pond TR into Hilders Farm and follow Fp between barns and through metal farm gate.
- f) KA on grass then in 45m cross stile, cross 2nd stile on L and follow L side of field.
- g) Go through gap into next field and bear half R to hedge corner, then bear L aiming for brick house.
- h) Go through KG and TL on Rd (Troy Lane) at Troy Town to rejoin VGW.

**The next 900m (3.7 and 3.8) are along roads with no pavement (NP), some of them quite busy, so take care, especially at righthand bends - see Road Safety in 'An Introduction to the Route'.**

### **3.7 [TQ 427 481]**

KA past cottages to junction with Rd (Hilders Lane). Just 200m to your L here is **Holcot Residential Centre.**

[🚌] Buses operate along this road (Mon - Sat) to/from Edenbridge.

[🚰]



## VANGUARD WAY ROUTE DESCRIPTION: SECTION 3

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### 3.8 [TQ 426 477]

- a) TR along Hilders Lane **NP**, which bears L across railway bridge (Redhill-Tonbridge line) to Rd junction (*Little Browns Lane to L, Honeypot Lane to R*).
- b) TR along Honeypot Lane **NP** and follow for 500m, passing Little Browns Farm.
- c) Just before Rd bears R you cross Kent Brook again, back into Surrey and Tandridge District.
- d) Ignore first Fp on L immediately after brook, then cross stile on L by entrance to Ash Farm. You briefly rejoin the Tandridge Border Path (see Section 1) for the next 750m.

### 3.9 [TQ 421 475]

- a) Go up field parallel to farm drive. Cross stile into a field that is usually divided into smaller horse paddocks by electrified fencing (take care) and continue across or beside five stiles.
- b) The sixth stile, beside a metal farm gate, leads into another field, where you bear slightly R to another stile (no DG) in line of trees.
- c) Cross into third field and KA to old bath tub serving as water trough, behind which is a bridge that takes you through a metal gate.
- d) In fourth field continue in same direction on righthand side, coming parallel with wooden fence of garden, then just past metal farm gate cross stile into paddock at rear of house.
- e) Bear R towards small octagonal greenhouse to find narrow Fp in corner between hedge and fence, leading to stile at Rd (*Dwelly Lane*) by Shingle Barn Farm (with 'Wintersell Herd' sign).

### 3.10 [TQ 417 471]

- a) TL along Rd **NP** for 1.7 km. It slices through Waterham Pit, presumably the remains of an old quarry, now with ponds among trees on either side, then passes Dwelly Farm and Haxted Kennels.

*Here the VGW coincides with two cycle routes: the Yew Tree Way (24 km / 15 miles around Tandridge District) and Surrey Cycleway (150 km / 93 miles around Surrey).*

- b) On reaching Rd junction (*Haxted Road*), you are advised to keep left, as **traffic comes fast around the bend from R.**
- c) Cross Haxted Road then TR **NP** for 100m to **Haxted Mill**, where Section 3 ends at:

### 4.1 [TQ 418 455] Haxted Mill.

[Transport 🚗] Taxi (see VGW Companion) to:

*Edenbridge station for trains to/from Tonbridge & Redhill.*

*Edenbridge Town Station for trains to Oxted, East Croydon, central London, Buxted, Uckfield; also buses (not Sundays) to Westerham, Tunbridge Wells and Sevenoaks.*

[🍴] *Haxted Mill Riverside Brasserie and Restaurant.*

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### COMMENTARY

*on places shown in bold italics and underlined in the route description*

#### 3.1

**St. Andrew's Church** was built in 1895 in the Victorian Gothic style and is constructed largely of sandstone. It was designed by Sir Reginald Blomfield who, says Pevsner, was 'evidently not at home in Gothic'.

The unusual name **Trevereux** was first recorded in 1542 as Trivyrocks after a local squire, Thomas Trivyrock. During the Second World War, the skies above this area were the scene for many a dogfight of the Battle of Britain, with fighters from Biggin Hill and other nearby airfields arriving to take on the incoming bombers.

**Crockham Hill** (1 km E on link) is a sleepy village on a south-facing promontory of the Greensand Ridge in Kent. This location provides outstanding views, and many large houses were built here by wealthy London businessmen. Holy Trinity Church was built in 1842 of local stone in Victorian Gothic style, and stands on a spur with good views over The Weald. Inside is a marble effigy of Octavia Hill (1838-1912), a housing reformer and co-founder in 1895 of the National Trust, who is buried in the churchyard and mentioned on a post on the village green. The last building on the right as you leave the village southwards on the B2026 was a youth hostel until 1991, much used by Vanguard Wayfarers. Just south of the former youth hostel is a plain iron milepost ('London 24 miles') of the Westerham & Edenbridge Turnpike Trust, dated 1767.

1.5 km to the northeast of Crockham Hill is **Chartwell**, the home of Sir Winston Churchill from 1922 to 1965, now owned by the National Trust and open to the public as a memorial and museum ([www.nationaltrust.org.uk/chartwell](http://www.nationaltrust.org.uk/chartwell)).

#### 3.2

The line of a **Roman road** may be discerned if you look carefully to your left in this field. It gradually comes closer and joins the Vanguard Way as you cross the stile. Then you follow its line for the next 100m along the road, leaving the line as the road bears left, and crossing it again in the next field. Sitting on top of a 3m high agger (embankment), the road would have been about 6m wide with a ditch either side.

The road branched off Watling Street (Dover to London and Wroxeter) at Deptford, then ran in a southeasterly direction through Edenbridge and the Ashdown Forest (where it encounters the Vanguard Way again) to a presumed fort in the neighbourhood of Lewes, where merchandise could have been transferred to ships navigating the River Ouse to the sea. Frustratingly, no evidence has yet been discovered for such a fort, though it has been suggested that it may have been called Mutuantonis or Mantuantonis. The road's main purpose was probably to serve the iron workings and farms of the Weald.

Britain was criss-crossed by well engineered roads built by the Romans during the 1<sup>st</sup> to 4<sup>th</sup> centuries, but many of them became totally eroded and lost to human knowledge. In the 20<sup>th</sup> century aerial photography revealed straight lines in, for example, crop marks and hedges, which often turned out to be the lines of Roman roads. This road was such a case, discovered by Ivan Margary (1896-1976), author of *Roman Roads in Britain*, from an aerial photo he took in 1929. He gave each Roman road a number, and this is his number 14. Some Roman roads, such as Watling Street, have distinctive names, but this one is known to historians, somewhat blandly, as the London to Lewes Way, as they don't know what the Romans called it.

Nevertheless, as it effectively connected London with Newhaven, we could claim that the Vanguard Way is its modern equivalent!

**Kent Brook** is a tributary of the River Eden. Its name signifies the border between Kent and Surrey, and indeed you cross here from Surrey (Tandridge District) into Kent (Sevenoaks District).

**Old Dairy Farm**, just a few metres further along the road where you turn off, is now a private residence, but appropriately signed by two old milk churns by the road. First mentioned in the Court Roll of 1547, it is

believed to date from the 15<sup>th</sup> century and is now a listed building. It has a gallery and large central hall, almost unchanged for four centuries.

### 3.6

It is suggested that the name of the tiny hamlet of **Troy Town** indicates the possible existence here in former times of a sacred maze, the association being with the complicated defensive walls of ancient Troy.

**Edenbridge** (1.9 km E on link, [www.edenbridgetown.com](http://www.edenbridgetown.com)) is a small town (population around 4,000) straddling the old Roman road from London to Lewes. The earliest mention of the name was around 1100 as Eadelmesbrege, meaning Eadhelm's bridge. Its parish church, St. Peter and St. Paul, dates from the 13<sup>th</sup> century and has much of interest. The southern part of the High Street is dominated by the distinctive overhead sign of the Crown Hotel.

### 3.7

The timber-framed **Holcot Residential Centre** was previously the Miss Matilda Alice Hubbard Memorial Home for Girls. We have no information as to when it was built, but Miss Hubbard left it in her will in trust to the Girls' Brigade when she died in 1932. The following year, through the generosity of her mother, it was extended to provide accommodation for up to 25 in bedrooms and dormitories. Holcot is now run by the Friends of Holcot, part of the John Coldman Charitable Trust, and can be booked by small groups for short stays (see Vanguard Way Companion). The separate building in the garden is the King George V Jubilee Trust Hall.

### 3.10

**Haxted Mill** ([www.haxtedmill.co.uk](http://www.haxtedmill.co.uk)) consists of two weatherboarded buildings beside the River Eden, described by Pevsner as 'a charming group'. There has been a mill on this site since the 14<sup>th</sup> century, when it was owned by Reginald de Cobham of Starborough (passed later along the VGW). The smaller, tile-hung left-hand building (now the Haxted Mill Restaurant, open for morning coffee, lunch and dinner but sadly not afternoon tea) is the older of the two existing buildings, built in 1680; the larger right-hand one, with double mansard roof, was added in 1794. This is one of just six watermills in southeast England that still have a working wheel - this is the one on the left of the larger building (the one to the right is for display only). The wheel here is overshot, which means that water enters the buckets at the top of the wheel, then gravity forces it round. The mill ceased commercial operation in 1945 but was restored in 1969 as a watermill museum (open April to September only), and scheduled as a building of historic interest. There is also a museum of parts retrieved from other mills, and an exhibition of the Wealden iron industry. There is a set of stocks, horse-mounting steps and a flood mark which shows the level reached by the River Eden in 1968.

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