

# Crane & Co



PRICE  
£575,000

Apple Tree Cottage, Stunts Green, Herstmonceux, East Sussex BN27 4PR

 2 Bedroom  2 Bathroom  2 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Freehold

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WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at [craneandco.co.uk](http://craneandco.co.uk) (ALL PROVIDED FREE FOR ALL OUR SELLERS)

Have you ever envisioned the tranquil serenity of country living? Picture yourself unwinding in your expansive, mature garden, enveloped by the soothing sounds of birdsongs. Now, you have the opportunity to make that dream a reality. This exceptional 2-bedroom country home is perfectly positioned in a rural location, offering not just privacy but also direct access to nature through a secure gate at the bottom of the garden, opening onto scenic country walks and rolling hills. Inside, the home is as enchanting as its surroundings. The open-plan kitchen is truly the heart of the home, a welcoming space where family and friends can gather. A cosy yet spacious living room with a charming log burner, perfect for those cooler evenings. A shower room on the ground floor. While upstairs, there is a bathroom and you'll find 2 bright and airy bedrooms, each providing a peaceful sanctuary to relax and unwind. For outdoor enthusiasts, the practical boot room is the perfect spot to kick off those muddy boots after a countryside walk. Just a stone's throw from the home, Herstmonceux village offers a variety of local amenities, including shops, cafes, and a welcoming community that enhances the charm of this idyllic setting. Whether you're enjoying a peaceful stroll to the village or accessing everyday essentials, everything is conveniently close by. Designed with family life and entertaining in mind, the large driveway provides ample parking for visitors, ensuring you can easily host gatherings and showcase your stunning property. With its harmonious blend of charm, convenience, and location, this home offers the very best of country living, all while remaining close to everything you need. Don't miss the opportunity to make this dream home yours....

## Main Features

- Detached Country Home
- 2 Double Bedrooms
- Stunning Views & Walks
- Large Spacious Accommodation
- Driveway
- Log Burner
- Utility Room
- Bath & Shower Room

## Room Sizes

Porch  
Living Room - 22' 6" x 10' 0"  
Dining Room - 12' 0" x 10' 0"  
Kitchen/Breakfast Room - 22' 3" x 14' 2"  
Utility Room - 9' 3" x 5' 11"  
Study - 12' 1" x 7' 11"  
Shower Room  
First Floor  
Bedroom 1 - 15' 0" x 10' 1"  
Bedroom 2 - 12' 1" x 8' 3"  
Bathroom  
Outside  
Front Garden  
Driveway  
Rear Garden

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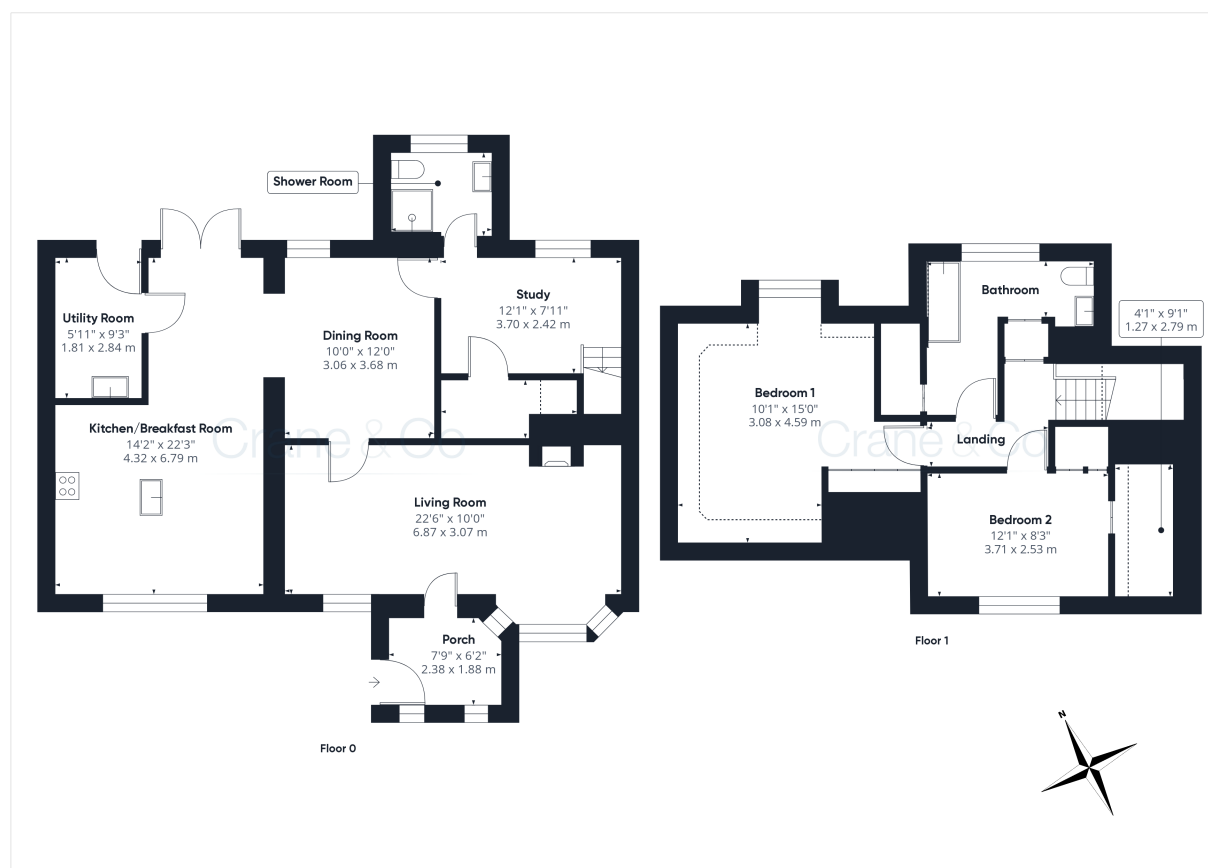
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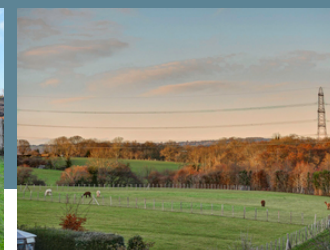
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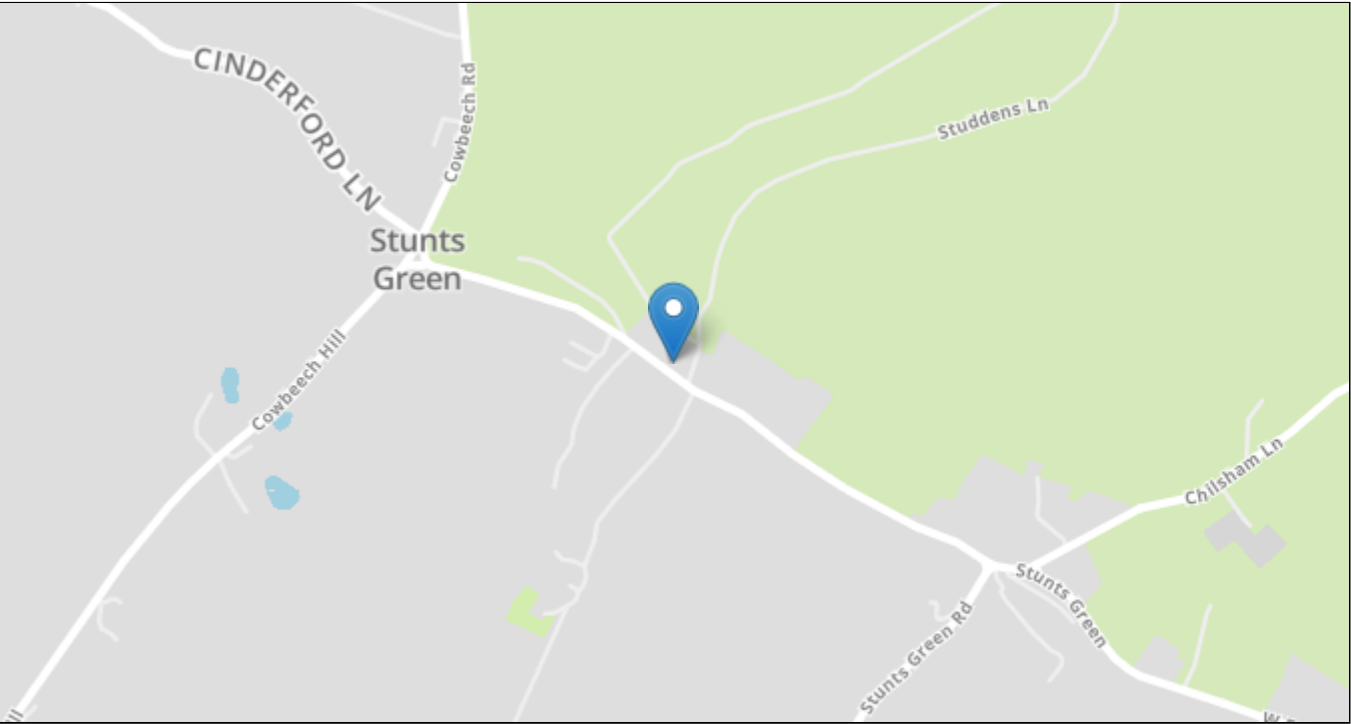
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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