



Straight Lane, Hooe, Battle, East Sussex, TN33 9HU

A Stunning Four Bedroom Period Property Set Within Substantial Grounds (Offers Over) £995,000 - Freehold

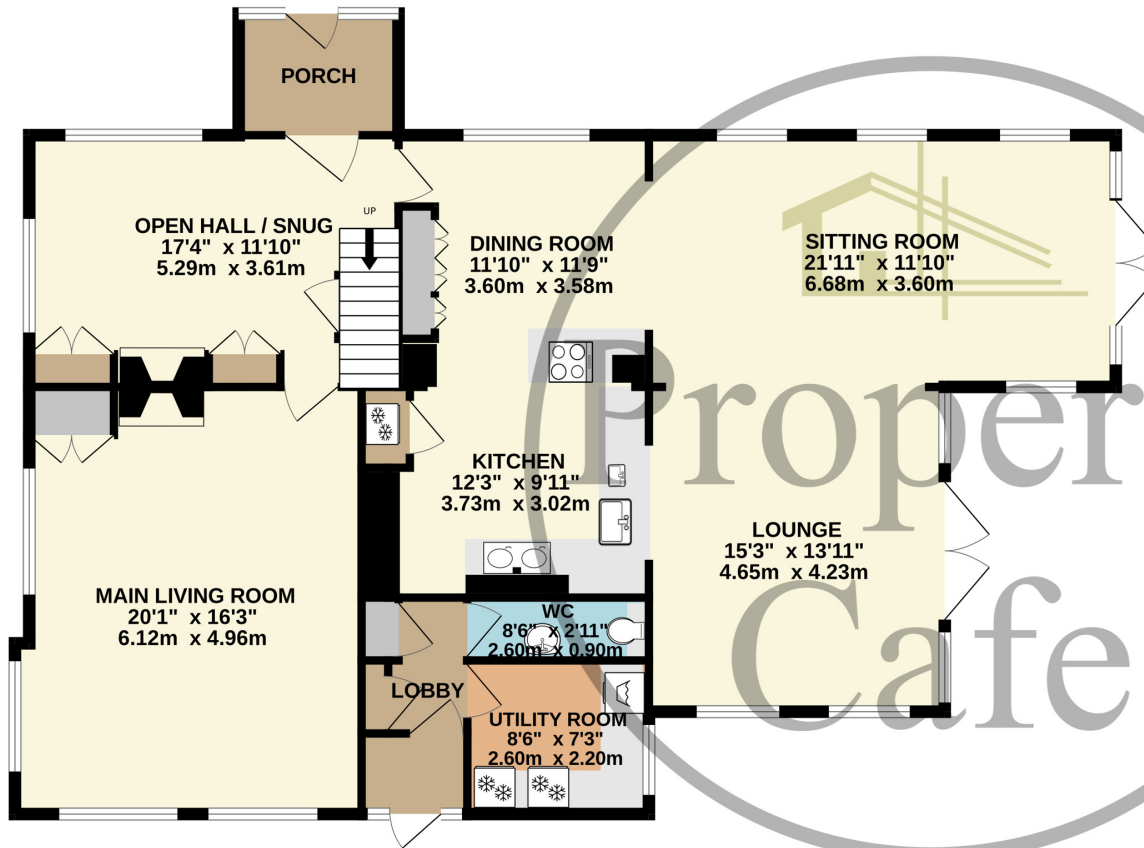




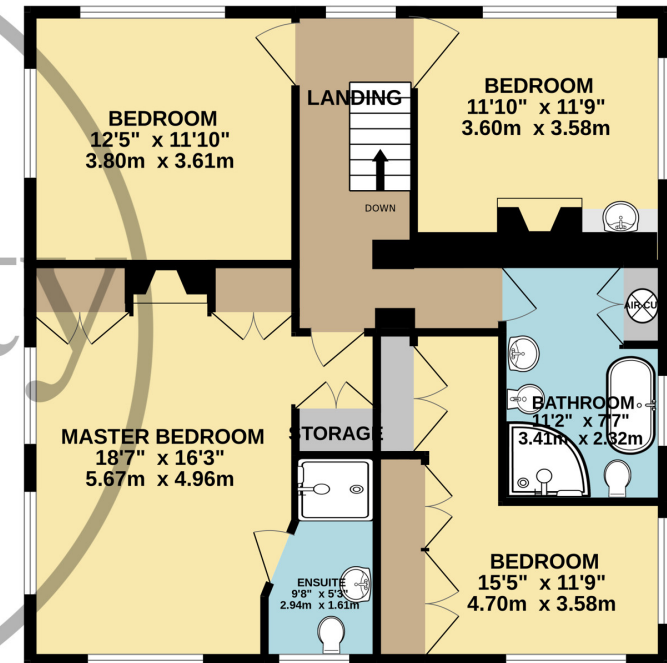
A Stunning Four Bed Detached Victorian Style Period Property Set Within Substantial Landscaped Grounds (Approx 1 Acre) With A Substantial Gravel Drive offering Ample Parking Leading To The Property: Benefits & Accommodation Includes: A Beautiful Extended Open Plan Style Living Space With Vaulted Ceilings * A Separate Dual Aspect Family Lounge * Four Good Size Dual Aspect Family Bedrooms * Master Bedroom With En-Suite & Fitted Wardrobes * An Enclosed & Secure Entrance Porch * An Open Plan Hall & With Cosy Dual Aspect With Fireplace & Snug Area * Stunning Exposed Wood Flooring * A Lovely Cottage Style Kitchen With Aga * Separate Utility Room & Ground Floor W.C * A Lovely Family Bathroom With Bespoke Suite * An Extended Open Plan Living Space With Vaulted Ceiling Offering Ample Space To Relax & Entertain & Stunning Views Across The Grounds * A Rear Access Drive Leading To A Single Garage * Single Enclosed Stable & Endless Exercise Pool * The Property Is Located In A Stunning & Peaceful Rural Location * Offering Lots Of Charm & Character Features * LPG Gas Central Heated & D.Glazed Throughout * A Beautiful Detached Period Property Set Within approx 1 acre of Stunning Grounds * Please Note All Viewings Are Arranged On A Strict Appointment Basis * For Additional Details Or To Arrange To View Please Call Our Sales Office On 01424 224488.



GROUND FLOOR
1416 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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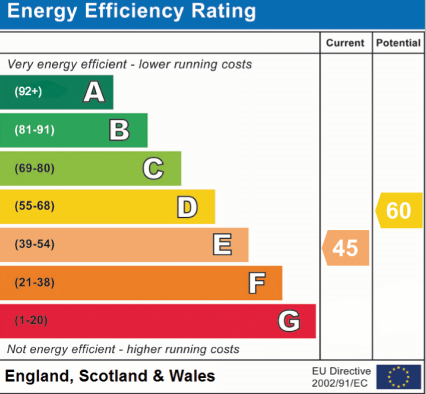


Bedrooms: 4
Receptions: 5
Council Tax: Band G
Council Tax: Rate 4474.25
Parking Types: Driveway. Garage.
Heating Sources: Central. Double
Glazing. Gas Central. Wood Burner.
Electricity Supply: Mains Supply.
EPC Rating: E (45)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.



A Stunning Four Bed Detached Period Property * Set Within Substantial Landscaped Grounds * Gated Entrance With Substantial Drive * Beautiful Open Plan Style Living Space * Separate More Formal Family Lounge * Four Good Size Family Bedrooms * Master Bedroom With En-Suite & Fitted Wardrobes * Open Plan Hall & Cosy Snug Area * Stunning Exposed Floors Throughout * Lovely Cottage Style Kitchen With Aga * Separate Utility & Ground Floor W.C * Family Bathroom With Bespoke Suite * Access Drive With Garage & Single Enclosed Stable * Hot Tub & Bespoke Swimming Spa (Available Subject To Negotiation) * Located In A Peaceful & Sought After Rural Location * Lots Of Charm & Character Features * Central Heated & D.Glazed Throughout







External Notes : As the adjacent photos will illustrate the property is set within beautifully kept grounds to the front, side & rear with an extensive gravel drive offering ample parking. To the rear of the property where you will find a single garage, an enclosed stable and an additional outbuilding housing an Endless Exercise Pool. As the adjacent photos will illustrate the gardens & grounds wrap around the property on all sides with a mature canopy of trees, shrubs & bushes on all the boundaries offering complete privacy. The front garden is mostly laid to lawn with various mature trees & planting schemes & to the side there is a lovely secluded private patio area with hot tub & ample space to relax and entertain. There is an array of mature plants, fruit trees and stunning garden beds to offer all year round colour & interest.

- Stunning Four Bed Detached Period Property
- Set Within Substantial Landscaped Grounds
 - Beautiful Open Plan Style Living Space
 - Separate Formal Family Lounge
 - Four Good Size Family Bedrooms
- Master Bedroom With En-Suite & Fitted Wardrobes
 - Enclosed & Secure Entrance Porch
 - Open Plan Hall & Cosy Snug Area
 - Stunning Exposed Floors Throughout
 - Lovely Cottage Style Kitchen With Aga
 - Separate Utility & Ground Floor W.C
- Lovely Family Bathroom With Bespoke Suite
- Extended Living Space With Vaulted Ceiling
 - Rear Access Drive & Garage
 - Single Enclosed Stable To The Rear
- Set within Stunning Garden & Grounds
- Peaceful & Sought After Rural Location
 - Lots Of Charm & Character Features
- Central Heated & D.Glazed Throughout
 - A Beautiful Detached Period Property
- Viewings Arranged On A Strict Appoint Basis
- Please Call Our Sales Office On 01424 224488