

Crane & Co



Price Guide

£900,000 - £950,000

Willow Tree Cottage, Grove Hill, Hellingly, East Sussex BN27 4HH

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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A Truly Exceptional Ranch-Style Bungalow. Individually built and exquisitely renovated to an outstanding standard, Willow Tree Cottage is a rare gem that combines luxurious modern living with the serenity of the countryside. Set on a generous plot measuring just over one-third of an acre, this beautifully appointed home backs directly onto open farmland, offering a truly peaceful lifestyle where the only soundtrack is birdsong and the occasional bleat of a distant sheep. Step inside and you'll immediately appreciate the quality that flows throughout every inch of this home. From the show home-level finishes to the carefully curated interiors, no detail has been overlooked. The heart of the home is undoubtedly the stunning kitchen/breakfast room, complete with elegant granite work surfaces, perfect for morning coffee, family brunches, or even a festive Christmas dinner. The adjoining utility room is remarkably spacious, larger than many standard kitchens, and provides both practicality and additional storage. Entertain in style in the impressive living room or unwind in the cosy family room, both offering ample space for modern family life or hosting guests. With four excellent bedrooms, there's room for everyone whether you're accommodating visitors, creating 'his and her' studies, or simply enjoying generous personal space. The main bathroom and en-suite have been tastefully re-fitted with premium fixtures, continuing the high-end theme throughout the home. Outside, a sweeping driveway, accessed via a five-bar gate, leads to ample parking with an EV charging point and a detached garage. The mature, secluded rear garden offers the perfect setting for outdoor dining, gardening, or simply soaking up the peaceful environment. Willow Tree Cottage is more than a home, it's a lifestyle. If you're searching for a property that offers elegance, space, and serenity in equal measure, your search ends here.

Room Sizes

Entrance Hallway
Bedroom 2 - 16' 2" x 10' 3"
Bedroom 1 - 13' 11" x 13' 9"
En Suite
Living Room - 20' 3" x 18' 7"
Bedroom 4 - 11' 4" x 8' 2"
Bathroom
Utility Room - 15' 0" x 9' 3"
Kitchen/Dining Room - 23' 11" x 15' 5"
Family Room - 15' 5" x 13' 9"
Bedroom 3 - 14' 4" x 10' 2"
Garage - 19' 8" x 18' 1"

Main Features

- Individual Detached Bungalow
- 4 Bedrooms
- Over 1/3 Of An Acre
- Bathroom and En-Suite Shower Room
- Wonderful Gardens
- Wonderfully Renovated
- Garage and Ample Parking
- Backing On To Farmland
- EV Charging Point.

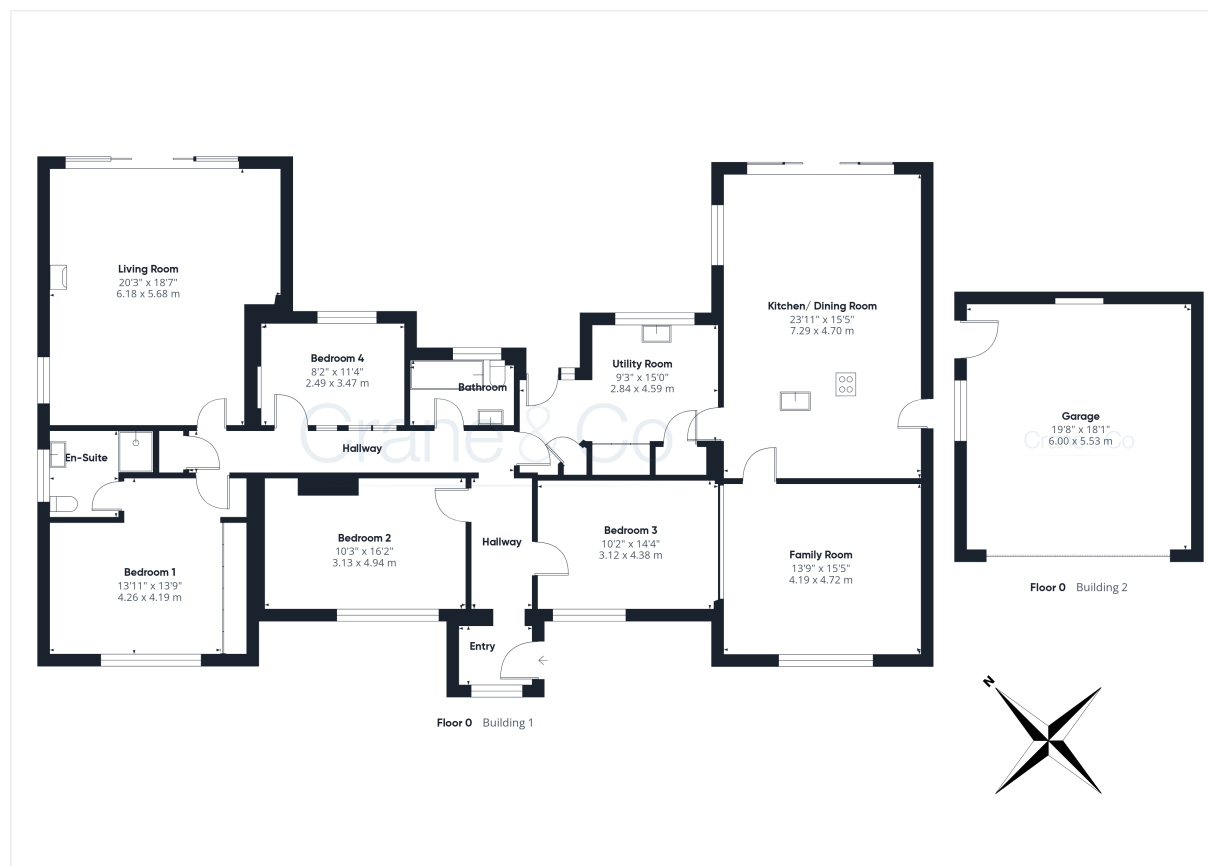
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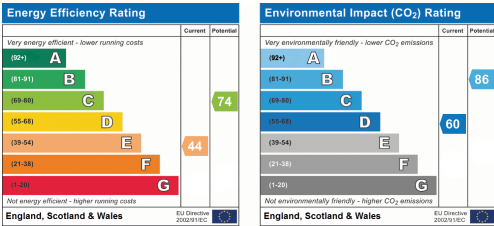
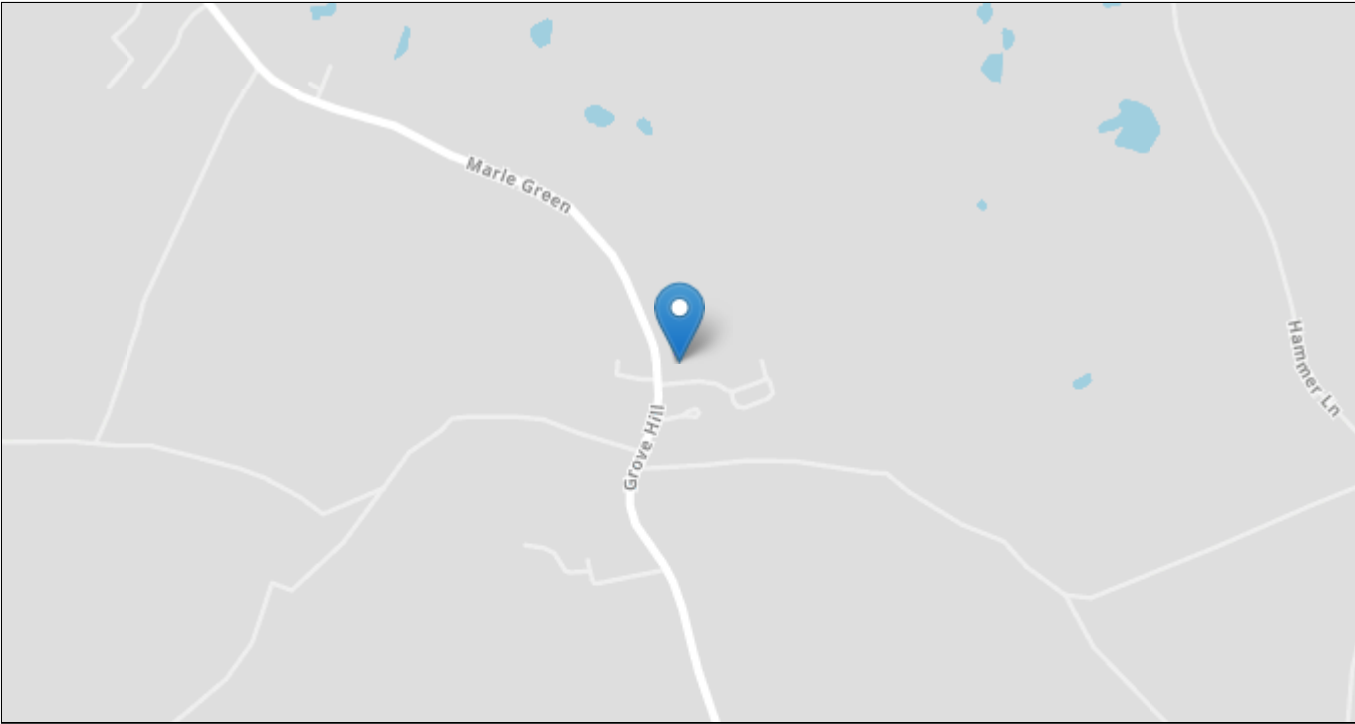
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