

Crane & Co



Price Guide

£625,000 - £650,000

Dragonfield Cottage, Boreham Hill, Boreham Street, East Sussex BN27 4SH

📞 01323 440678

✉ sales@craneandco.co.uk

🏠 3 Bedroom 🚿 2 Bathroom 📄 1 Reception

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Freehold

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

A truly exceptional 3 bedroom detached family home in one of the most highly sought-after Boreham Street locations. The long, sweeping driveway complete with a magnificent mature tree that adds a sense of grandeur and timeless beauty to the front of this family home and a striking first impression, sets the tone for the elegant residence that awaits beyond. The heart of this home is undoubtedly the spacious kitchen, dining, and family room, a perfect blend of functionality and luxury. Featuring a central island and an array of high-end finishes touches, this space has been thoughtfully designed for both everyday living and entertaining that truly enhances the home's appeal. Whether you're preparing a family meal, hosting friends, or enjoying quiet moments, this open-plan hub forms the perfect backdrop for every occasion. The potential for further development is vast and incredibly exciting. Whether your vision is for an ultra-modern home with expansive open-plan living areas, or if you prefer to preserve and enhance the character the possibilities are endless (STPP). The expansive, sun-drenched rear garden provides a beautiful and versatile space for family gatherings, outdoor dining, or simply relaxing in a serene setting. And, of course, the awe inspiring views of the adjoining countryside and sea views beyond that stretch out before you, an ever-changing natural masterpiece that will never cease to captivate and on a crystal clear day you can see the sea sparkling on the horizon. Positioned just a short distance from the historic town of Battle, local village shops, and excellent transport links to London, this property offers the perfect blend of peaceful country living and urban convenience. With its unique appeal, outstanding potential, and prime location, we expect this home to generate considerable interest. Don't miss out on this rare gem as opportunities like this don't come along often.

Main Features

- Detached Home
- Impressive Kitchen/Dining/Family Room
- 3 Bedrooms
- Boreham Street Location
- Stunning Views
- Sweeping Driveway To Garage
- Fantastic Gardens
- Solar Panels & Battery Storage

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Room Sizes

Entrance Hallway
Living Room - 16' 5" x 9' 11"
Kitchen/Dining Room - 22' 10" x 16' 6"
Cloakroom
Utility Room - 9' 8" x 5' 6"
Shower Room
Sun Room - 8' 0" x 5' 0"
Bedroom 1 - 13' 11" x 10' 0"
Bedroom 2 - 10' 6" x 9' 10"
Bedroom 3 - 10' 11" x 6' 2"
Bathroom

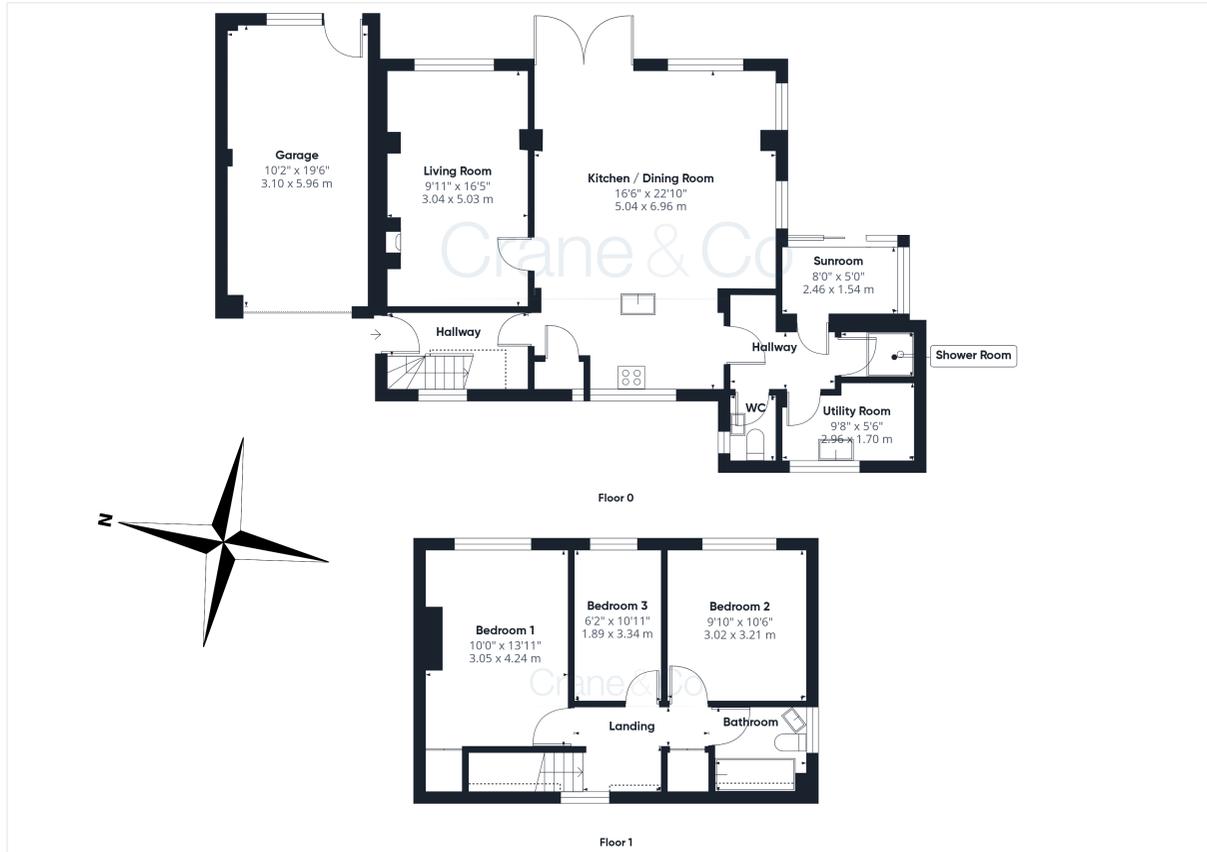
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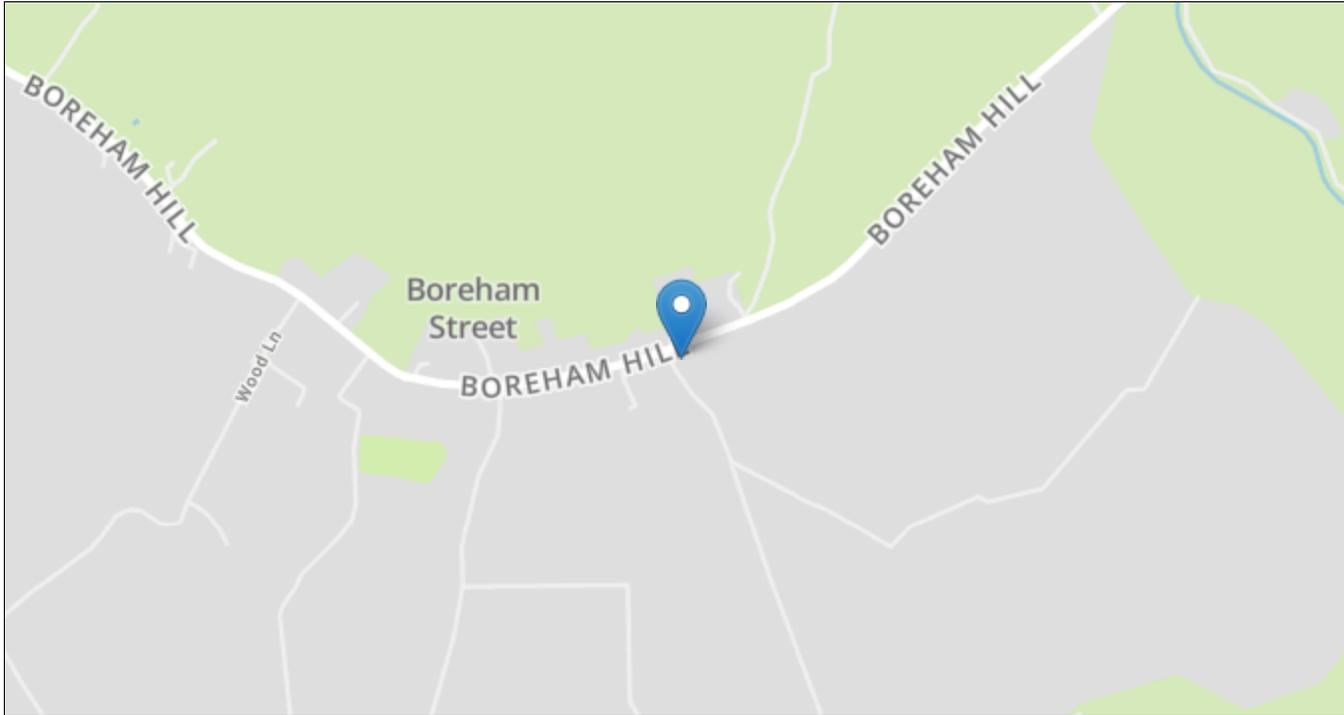
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 36 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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