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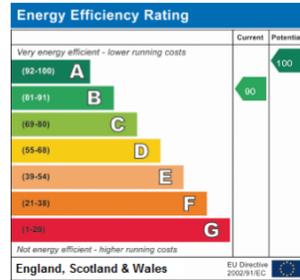
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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6 Horseshoe Place, Windmill Hill, East Sussex BN27 4GB £550,000 freehold

A nearly new detached four bedroom home boasting an exceptional specification and set in an exclusive development of just nine new homes adjoining the village green and backing onto open countryside. Ten year Protek warranty.

- Detached House
- Exclusive Development
- High Efficiency
- Four Bedrooms
- 10 Year Protek Warranty
- Stunning Views
- Village Green Location
- Showhouse

Description

Horseshoe Place enjoys an enviable location in Windmill Hill near Herstmonceux - fronting the village green and with southerly views of verdant open countryside. The surrounding fields and semi-rural countryside are peppered with public footpaths, which lead you through glorious countryside and reveal spectacular views.

A double-fronted in design and with a traditional tile-hung elevation for maximum character, No. 6 at Horseshoe Place feels instantly like home. Here details matter, from the breakfast bar in the kitchen and the wood burner in the sitting room, to sash-style high-performance double glazing and bi-fold doors to the garden. There are luxuries too – including underfloor heating and bespoke kitchen cabinetry. A ground floor cloakroom, utility and driveway parking are practical additions, while the wrap-around garden – already laid to lawn and complete with an Indian sandstone terrace. The first floor is where you'll find four bedrooms. The master bedroom benefits from an exquisite en-suite shower room, while a family bathroom is shared by bedrooms 2, 3 and 4. A linen cupboard completes the accommodation.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road and continue all the way along into Kitchenham Road to the T junction at the end. Here turn right and proceed along to Windmill Hill where the properties will be found along on the left hand side behind the green.

KEY FEATURES

- A generous, double-fronted house – built and ready for occupation - with 4 double bedrooms, an en-suite shower room to the master and a family bathroom
- Part of Horseshoe Place – an exclusive development of 9 homes with village green and countryside views - set in the sought-after village of Windmill Hill
- Landscaped garden accessed via bifold doors - laid to lawn and complete with a terrace
- Off-street parking for two cars, external socket and gated side access
- Beautiful bespoke Shaker-style kitchen, complete with quartz worktops and integrated appliances, plus a separate utility room
- Luxury bathroom and en-suite shower room, with contemporary vanity units, heated towel rails and tiled flooring

- Underfloor heating to ground floor, powered by an air source heat pump for maximum energy efficiency, plus a wood burner
- A combination of engineered oak flooring and carpets
- Less than 1 mile from Herstmonceux and 5 miles from Hailsham for shops, supermarkets, healthcare and leisure facilities, pubs and restaurants
- Nearest train station approx. 10 minutes by car, and a superb mix of state and independent schools within a 4 miles radius



SITE PLAN



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

NOTE

The images are from 2023 and this property has been let for 6 months but is offered for sale with vacant possession.