



Beechwood,  
Chowns Hill,  
Hastings,  
East Sussex,  
TN35 4PA



# Chowns Hill

A detached country house enjoying grounds of 6.33 acres with planning approval for three dwellings. The house stands elevated enjoying fabulous rural views and the spacious accommodation includes a large conservatory and an integral garage with workshop, as well as a separate detached quadruple garage, all set in a stunning rural location on the outskirts of Hastings.

## Features

DETACHED FAMILY HOME	4 BEDROOMS
3 RECEPTION ROOMS	CONSERVATORY EXTENSION
STUNNING VIEWS	LARGE GARAGE WITH WORKSHOP
CONVENIENT LOCATION	6.33 ACRES
PLANNING APPROVAL FOR 3 DWELLINGS	



## Description

A unique opportunity to purchase a country house with grounds of 6.33 acres that includes a planning approval to replace a quadruple garage complex with three detached dwellings, Ref: RR/2024/2016/P. Viewing is essential to appreciate the stunning gardens and wonderful views of this large detached four bedroom family home that offers scope to be further enlarged subject to any necessary consent. The accommodation is laid out around a large split level reception hall being well designed with the living accommodation on one side of the property. The two principle reception rooms both open out onto the patio and garden and one has an inglenook fireplace with a wood burning stove. The kitchen connects to the utility room and the split level reception hall rises up and gives access to the bedrooms. There is a luxurious shower room and separate family bathroom and underneath the property a double garage and an additional workshop/store. Outside the property is approached over a long tarmac driveway that provides ample parking with access to the side leading into an additional area of parking and turning, with access to a quadruple garage. The front gardens are mature with a wide expanse of patio taking in the most stunning rural views. The grounds wrap around the garage complex where there is a tennis court and separate vehicular access. Beyond the formal gardens the grounds rise up and includes an attractive broadleaf area of woodland, feature pond and paddock, in all amounting to approximately 6.3 acres. NOTE 1: We are informed that a new sewerage treatment plant will be installed.

## Directions

From Battle, travel south along The Ridge, passing The Conquerors March on your left and turn immediately left into Chowns Hill. Proceed down the hill and the property will be found down towards the bottom on the right hand side.  
What3Words: ///admiral.harder.until



**THE ACCOMMODATION COMPRISES**

**RECEPTION HALL**

with internal door and steps down to the garage and boiler room

**LIVING ROOM**

24' 10" x 14' 4" (7.57m x 4.37m) a dual aspect room with an impressive central brick fireplace with inset wood burning stove on a brick hearth, double doors and wide glazing opening onto the patio and garden.

**DINING ROOM**

12' 3" x 11' 4" (3.73m x 3.45m) (also accessed from the reception hall) with wide glazing and double doors opening onto the patio and garden.

**KITCHEN**

12' 2" x 12' 0" (3.71m x 3.66m) with window to rear, partially vaulted with Velux window and tiled flooring. There is a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, larder cupboard unit and fitted Rangemaster oven range with a 5 burner gas hob and extractor above. Space for a microwave and a large area of granite working surface incorporating a 1 1/2 bowl stainless steel sink with mixer tap and etched drainer.

**UTILITY ROOM**

7' 0" x 6' 7" (2.13m x 2.01m) with a window and glazed door through to the conservatory, tiled floor, further range of fitted cabinets with space and plumbing for appliances and a stainless steel sink unit.

**CONSERVATORY**

20' 1" x 8' 2" (6.12m x 2.49m) widening to 14' of double glazed construction below a polycarbonate roof with tiled flooring throughout, sliding doors to garden.

**STUDY**

9' 3" x 7' 9" (2.82m x 2.36m) with window to front, fitted shelving.

**SHOWER ROOM**

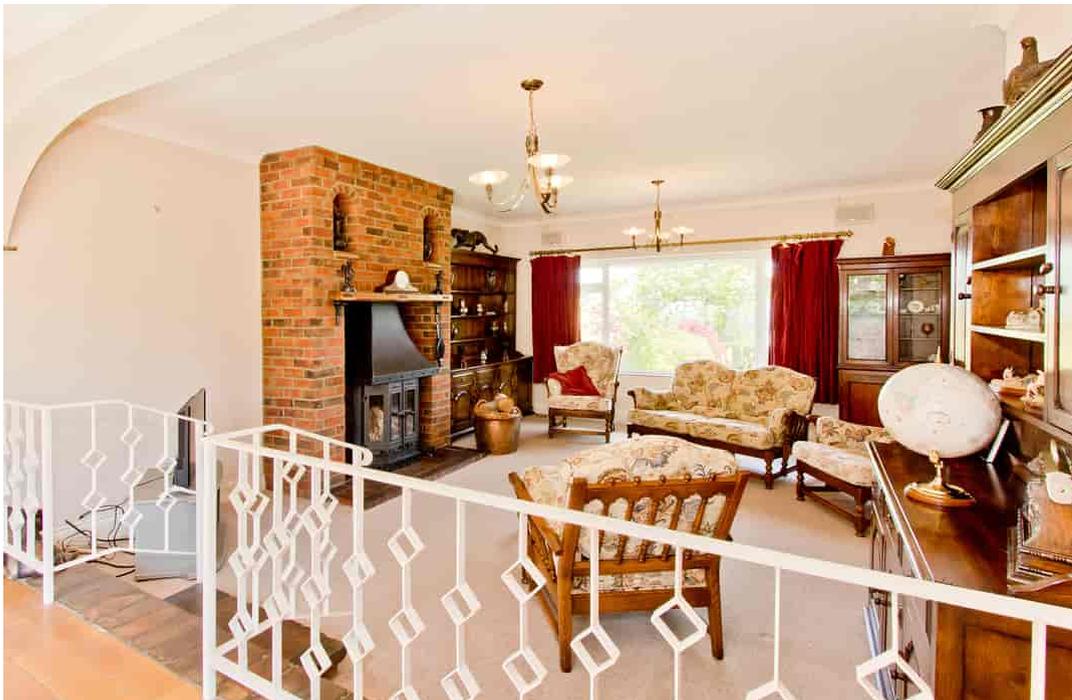
9' 7" x 6' 4" (2.92m x 1.93m) fully tiled with a large wetroom shower area with glazed screen, low level wc and vanity sink unit with mirror and light above with heated towel rail to side.

**LARGE ATTIC**

40' 6" x 8' 8" (12.34m x 2.64m) of useable space accessed by a staircase.

**BEDROOM**

9' 10" x 9' 10" (3.00m x 3.00m) with window taking in fabulous views, large double wardrobe cupboard.





#### **EN-SUITE**

fully tiled and fitted with a corner glazed shower with tiled enclosure, pedestal wash hand basin and low level wc.

#### **BEDROOM**

13' 0" x 9' 0" (3.96m x 2.74m) a double aspect room taking in fabulous views, with large double wardrobe.

#### **BEDROOM**

9' 7" x 7' 3" (2.92m x 2.21m) with large window to side.

#### **BEDROOM**

11' 10" x 13' 0" (3.61m x 3.96m) a double aspect room with a range of two double wardrobes.

#### **BATHROOM**

9' 10" x 9' 5" (3.00m x 2.87m) with obscured window to rear and fitted with a white suite comprising a corner Jacuzzi bath, range of fitted cabinets incorporating a vanity sink unit and a concealed cistern wc. There is a corner glazed shower and heated towel rail.

#### **GARAGE**

23' 4" x 19' 1" (7.11m x 5.82m) plus 12' 8" x 11' 3" (3.86m x 3.43m) with a central pillar divide, two sets of electric up and over doors, window to side, power and light.

BOILER ROOM - 8' 2" x 4' 10" (2.49m x 1.47m) with obscured window to rear, gas fired boiler.

WORKSHOP/STORE - 12' 4" x 6' 5" (3.76m x 1.96m)

#### **OUTSIDE**

The property is approached through a brick pier entrance to a large area of tarmac driveway that leads up to the garage. The front garden is laid to lawn with planted borders boasting an array of plants, shrubs and specimen trees. Across the front of the property is a large area of paved patio taking in the stunning views. From the side a five barred gate leads into a large area of parking and turning with access to the QUADRUPLE GARAGE COMPLEX, comprising of two double bay garages with double hinge doors, a connecting storage room, wood store and greenhouse. Beyond the garage is a tennis court and separate vehicular access. The grounds rise up beyond the formal gardens into a small broadleaf area of woodland with feature pond and beyond a paddock which is considered to offer potential for recreational and equestrian uses or possible expansion to the cemetery, all subject to any necessary consent.

#### **COUNCIL TAX**

Rother District Council

Band F - £3,797.26





**Lower Ground Floor**  
Area: 69.2 m<sup>2</sup> ... 744 ft<sup>2</sup>

**Ground Floor**  
Area: 209.7 m<sup>2</sup> ... 2257 ft<sup>2</sup>

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Total Area: 278.9 m<sup>2</sup> ... 3002 ft<sup>2</sup>

All measurements are approximate and for display purposes only

