



The Old Rectory,
Church Farm Lane,
Chalvington,
East Sussex,
BN27 3TD



Church Farm Lane

An imposing detached former rectory dating from 1862 fronting a no-through road within the desirable village of Chalvington. The property enjoys accommodation over three floors with an attached one bedroom annexe, set amidst park-like grounds with a tennis court and large period outbuilding with potential.

Features

IMPOSING DETACHED PROPERTY	7 BEDROOMS
1 BEDROOM ANNEXE	PARK-LIKE GROUNDS
LARGE DETACHED OUTBUILDING	TENNIS COURT
VIEWS TO THE SOUTH DOWNS	1.4 ACRES TBV



Description

Viewing is essential of this imposing former rectory that enjoys a tucked away setting adjacent to a 13th Century Church within the downland village of Chalvington. The property sits amidst park-like grounds that extend to approximately 1.4 acres (tbv) with a driveway that splits and leads around to the front of the house. The main house enjoys accommodation set out over three floors, approached over an impressive reception hall with an original staircase rising to the first floor, three reception rooms and an oak framed conservatory that takes full advantage of the gardens. At the heart of the house is a large kitchen/breakfast room with four oven AGA that opens into a utility with original brick paved floor. There are seven bedrooms set out over the first and second floors, some taking in views towards the South Downs and opposite the courtyard is an attached small one bedroom two storey annexe. The property retains a great deal of character and charm with bright and spacious rooms that incorporate period fireplaces, panelled doors and sash windows with shutters. There is also a small wine cellar. Outside the property is approached over a driveway that provides extensive parking. The parklike gardens wrap around the house, lying level and mainly laid to lawn, interspersed with a number of established trees taking in views over a neighbouring pond. There is a tennis court and a large detached period outbuilding that provides garage and storage, considered to offer potential, subject to any necessary consent.

Note: The property has private drainage and private water supply, although we understand a water connection to the mains is available.

Directions

From the A22 take the turning onto Chalvington Road at Golden Cross. Continue for approximately 3 miles and take the second turning on the right into Church Farm Lane and the property will be seen after a short distance on the left hand side, opposite Chalvington Church.
What3Words: ///violin.assets.pegs



RECEPTION HALL

16' 0" x 13' 10" (4.88m x 4.22m) with stairs rising to first floor landing and opening into

INNER HALLWAY

With access to the cellar and WC.

DRAWING ROOM

20' 5" x 13' 4" (6.22m x 4.06m) A dual aspect bay fronted room with open fireplace.

SITTING ROOM

16' 4" x 13' 5" (4.98m x 4.09m) With central fireplace with wood burning stove and bay window taking in views of the garden and opening into OAK CONSERVATORY 20' 3" x 12' 2" (6.17m x 3.71m) with two sets of doors opening out onto the garden.

KITCHEN

21' 0" x 13' 3" (6.40m x 4.04m) With window and stable door to garden, quarry tiled flooring, 4 oven AGA, recessed lighting and fitted with a range of base and wall mounted units with space and plumbing for appliances, fitted oven, dishwasher. A large area of working surface incorporates a 4 ring hob and 2 bowl stainless steel sink. Door to UTILITY ROOM 13' 10" x 11' 9" (4.22m x 3.58m) With window to rear, brick paved floor, cupboard housing pump and filter system for water, pantry, dresser unit, door to courtyard.

DINING ROOM

17' 9" x 14' 2" (5.41m x 4.32m) Windows to front, marble fireplace with wood burning stove.

FIRST FLOOR BEDROOM

14' 0" x 12' 1" (4.27m x 3.68m) With views, cast iron feature fireplace, pedestal wash hand basin.

BATHROOM

13' 1" x 9' 5" (3.99m x 2.87m) Window to garden, panelled bath, pedestal wash hand basin, low level WC.

BEDROOM

17' 10" x 14' 0" (5.44m x 4.27m) Window to front, cast iron fireplace with marble surround, vanity sink unit.

SHOWER ROOM

13' 0" x 18' 8" (3.96m x 5.69m) Window to front, fitted large glazed shower enclosure, vanity sink unit, WC.





BEDROOM

14' 2" x 13' 5" (4.32m x 4.09m) With views, cast iron fireplace, pedestal wash hand basin.

NURSERY

8' 8" x 7' 5" (2.64m x 2.26m) With window to side.

BEDROOM

13' 9" x 13' 4" (4.19m x 4.06m) Dual aspect with cast iron fireplace with marble surround.

JACK & JILL BATHROOM

13' 4" x 11' 5" (4.06m x 3.48m) Roll top bath with central taps, close couple WC, vanity sink unit.

SECOND FLOOR COMPRISES

SHOWER ROOM with low level WC, wash hand basin, glazed shower enclosure and 3 BEDROOMS, 14' 0" x 5' 5" (4.27m x 1.65m), 11' 0" x 9' 5" (3.35m x 2.87m), and 12' 0" x 10' 3" (3.66m x 3.12m) one providing access to a large loft space.

ANNEXE COMPRISES

KITCHEN/LIVING ROOM 17' 3" x 9' 8" (5.26m x 2.95m) A triple aspect room fitted with a range of base and wall mounted kitchen cabinets, oven, four ring hob and sink unit.

SHOWER ROOM Fitted with low level WC, pedestal wash hand basin, heated towel rail.

FIRST FLOOR VAULTED BEDROOM 14' 6" x 9' 8" (4.42m x 2.95m)

THE DETACHED PERIOD OUTBUILDING COMPRISES

GARAGE 14' 8" x 8' 5" (4.47m x 2.57m), HAY STORE 17' 10" x 14' 6" (5.44m x 4.42m) opening to STABLE 14' 8" x 8' 7" (4.47m x 2.62m), TRACTOR BARN 14' 8" x 14' 8" (4.47m x 4.47m)

OUTSIDE

The property is approached over a driveway that sweeps up to the outbuilding and the main house. There is a large expanse of gravel parking and turning and established gardens that lie level and wrap around the property interspersed with established trees and mature hedging. There is a large patio and views of a neighbouring pond.



Approximate Area = 4023 sq ft / 373.7 sq m
 Limited Use Area(s) = 73 sq ft / 6.7 sq m
 Annexe = 340 sq ft / 31.5 sq m
 Outbuilding = 868 sq ft / 80.6 sq m
 Total = 5304 sq ft / 492.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

