

# Crane & Co



PRICE

£1,250,000

Fairlawns, Stunts Green, Herstmonceux, East Sussex BN27 4PR

🏠 8 Bedroom 🚿 3 Bathroom 📄 3 Reception

📞 01323 440678

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Freehold

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2 DETACHED VILLAGE HOMES ON ONE PLOT. A substantial 6 bedroom residence and detached 2 bedroom cottage. Perfect for so many combinations - perhaps different generations or a family living together, yet independently. Step into your own slice of paradise with spacious accommodation throughout and standing in established grounds of around 1.25 acres (tbc). The main house has space for the whole family with extensive and flexible accommodation. The newly fitted kitchen breakfast room is the heart of this lovely home and is fully equipped for any chef - opening through to the dining room which then flows to the living room and conservatory. The living room is a bright and welcoming room with a log burner and large windows which frame the views of the gardens. With a utility room to keep those noisy appliances out of the living space, the main home leaves little to be desired... While the cottage features a living room/dining room, fully fitted kitchen, 2 double bedrooms and a shower room. What more could you wish for?!

Approached via a choice of driveways, leading through the gardens, the setting of this home is like no other. With an oak double bay car port with electric roller doors added and additional single garage, plus ample driveway space, there is plentiful parking and garaging for numerous vehicles. The expansive lawned gardens lead to the summer house and the Koi pond area, which is perfect for summer BBQ's. Stunts Green is on the outskirts of the village of Herstmonceux offering local inns, village shops, post office, primary school and local buses. This home and its surroundings will take your breath away...

## Main Features

- Detached Country Home
- Detached 2 Bedroom Annexe
- Set In Grounds Of Around 1.25 Acres (TBC)
- Spacious And Flexible Accommodation
- 6 Bedrooms
- 3 Bathrooms
- Stunning Location & View's
- Secluded Gardens
- x3 Garages

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## Room Sizes

Main House  
Entrance Hall  
Hallway  
Living Room - 21' 0" x 16' 0"  
Dining Room - 12' 8" x 12' 7"  
Conservatory - 16' 0" x 12' 0"  
Kitchen/Breakfast Room - 18' 4" x 13' 6"  
Utility Room - 13' 4" x 8' 2"  
Cloakroom  
Shower Room  
Bedroom 3 - 13' 11" x 13' 1"  
Bedroom 4 - 13' 1" x 11' 0"  
Landing  
Bedroom 1 - 19' 3" x 11' 1"  
Bedroom 2 - 14' 2" x 9' 4"  
Bedroom 5 - 13' 4" x 9' 4"  
Bedroom 6 - 13' 10" x 8' 7"  
Bath/Shower Room  
Annexe  
Entrance Hall  
Living/Dining Room - 17' 11" x 13' 5"  
Kitchen - 8' 9" x 8' 7"  
Landing  
Bedroom 1 - 14' 6" x 8' 8"  
Bedroom 2 - 10' 5" x 8' 8"

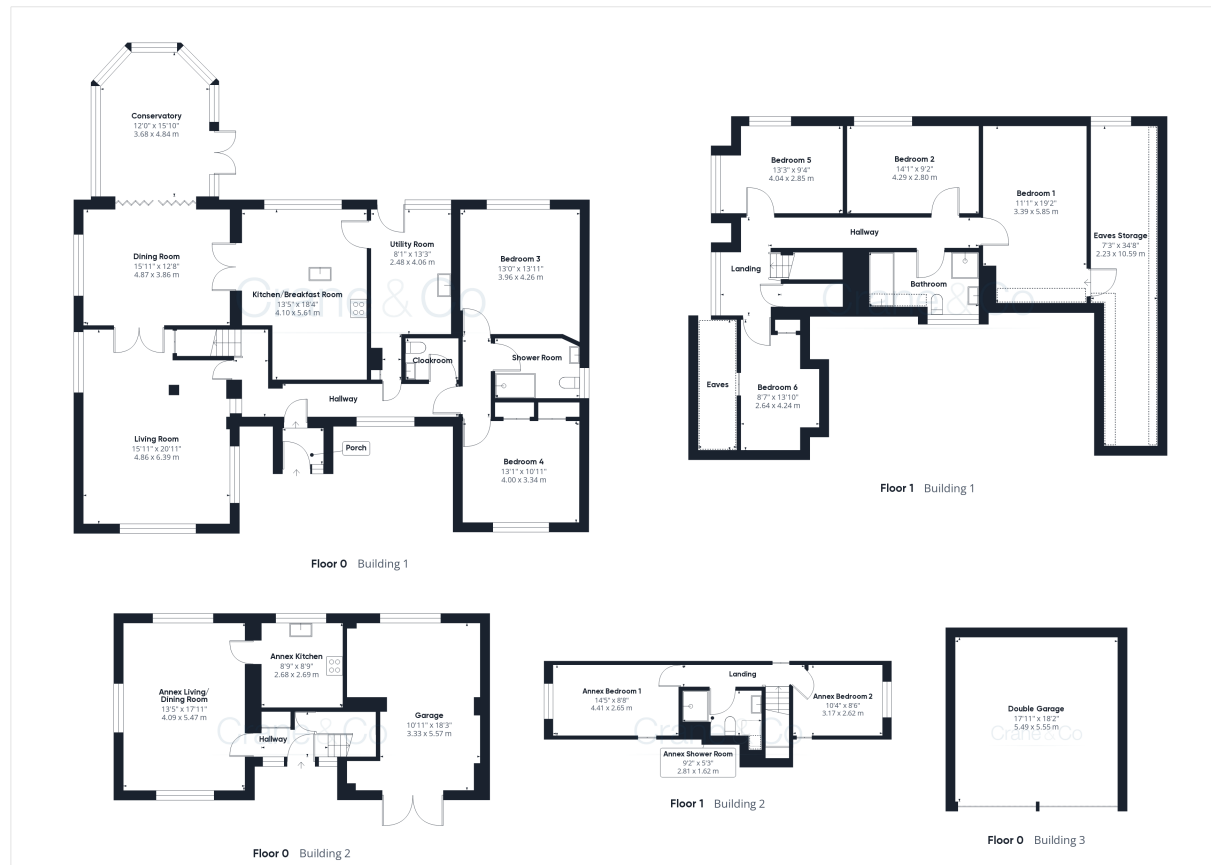
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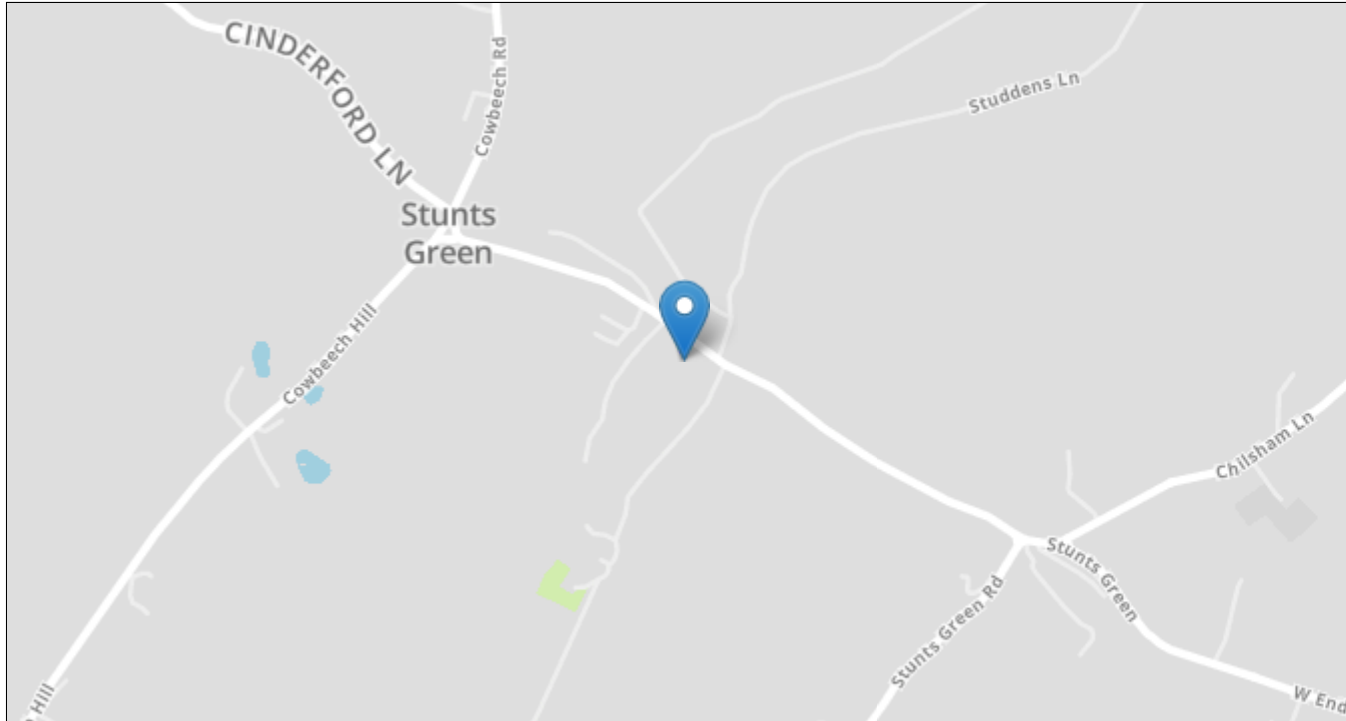
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