



Hollow Wall Oast,
Rock Hill,
Staplecross,
East Sussex,
TN32 5RL



Rock Hill

A stunning detached double roundel oast house with 4 bedrooms and large established gardens and grounds of about 2.6 acres (tbv), offering character and charm with breathtaking views.

Features

OAST HOUSE

4 BEDROOMS 1 WITH EN-SUITE

ESTABLISHED GARDENS

CHARMING VILLAGE LOCATION

DOUBLE ROUNDEL

2 RECEPTION ROOMS

STUNNING VIEWS

GROUNDS OF 2.574 ACRES



Description

Set in a picturesque rural location, this stunning detached double roundel oast house offers 2.574 acres of formal gardens, paddock, and woodland with far-reaching countryside views. Located in a charming village with a school, shop, and pub, and with doorstep countryside walks, this is the perfect blend of rural tranquility and convenience. Inside, the property boasts a beautiful triple-aspect sitting room featuring a fireplace with a wood-burning stove, creating a warm and inviting heart to the home. The bespoke handcrafted kitchen is situated within one of the roundels, adding character and charm, and flows through to the dining room, utility, and cloakroom. Upstairs, a galleried landing showcases the exposed roundels and leads to four bedrooms, including two roundel bedrooms, with the principal bedroom benefitting from an en-suite shower room. A family bathroom completes the first-floor accommodation. Outside, the property offers a garage with an adjoining home office/gym, ample parking with vehicular access to the front and rear, and beautifully maintained gardens with space for outdoor entertaining. There is also lapsed planning permission for a one-bedroom annexe/guest suite, offering potential for future expansion if desired. This is a rare opportunity to acquire a characterful oast house in an idyllic setting, ideal for families seeking a peaceful countryside lifestyle while remaining connected to local amenities.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continue along into Whatlington Road and along to the A21. Turn left and continue along turning right signposted Staplecross and Cripps Corner. At the Cripps Corner junction turn left towards Staplecross and on entering the village pass the shop turn down signposted Bodiam. Proceed down the hill and the property will be found along on the left hand side. What3Words:///obliging.drips.issue



THE ACCOMMODATION

with approximate room dimensions is approached via a composite front door to

ENTRANCE HALL

with double glazed window to front aspect, tiled floor, radiator, stairs to first floor with downstairs storage.

CLOAKROOM

with obscured window to rear, tiled floor and fitted with a low level wc, wash hand basin and radiator.

SITTING ROOM

23' 4" x 18' 1" (7.11m x 5.51m) a stunning triple aspect room with windows to front, rear and side, engineered oak flooring, exposed ceiling timbers and exposed brick fireplace with inset wood burning stove, wall mounted lighting and return door to entrance hall.

DINING ROOM

14' 0" x 14' 0" (4.27m x 4.27m) housed in one of the original roundels with double glazed windows, tiled floor and radiator. Door to

KITCHEN

14' 4" x 14' 4" (4.37m x 4.37m) also in one of the original roundels with double glazed windows, exposed timbers, tiled floor and fitted with a bespoke crafted kitchen comprising matching base and wall mounted units with a central island incorporating a wine rack, wooden working surface and attractive tiled surround, inset butler sink with mixer tap, spaces for range oven, American style fridge/freezer, integral dishwasher, inset and under unit lighting.

UTILITY ROOM

fitted with a further range of storage cupboards and working surface over, spaces and plumbing for washing machine and tumble dryer, stainless steel sink with mixer tap and drainer and stable door to garden.

FIRST FLOOR GALLERIED LANDING

with windows to front, inset and pendant lighting with feature made from the exposed roundels. Airing cupboard.

BEDROOM 3

14' 0" x 14' 0" (4.27m x 4.27m) within one of the original roundels with double glazed window, radiator and loft hatch.

MASTER EN-SUITE

with window to rear, tiled floor with underfloor heating, part tiled walls and fitted with a low level wc, vanity sink unit with heated mirror above and shower cubicle with rainfall showerhead. A door leads





MASTER BEDROOM

14' 4" x 14' 4" (4.37m x 4.37m) within the roundel with window to rear taking in stunning views over the garden and adjoining land, ceiling lighting and loft access.

BEDROOM 2

19' 4" x 11' 1" (5.89m x 3.38m) enjoying a triple aspect with windows to front, side and rear, built in wardrobes, radiator.

BEDROOM 4

12' 3" x 9' 7" (3.73m x 2.92m) with window to front, radiator.

BATHROOM

with window to rear, tiled floor and fitted with a low level wc, bidet, his and hers vanity sink units, panelled bath with shower attachment and tiled surround, mirror with light..

GARAGE

15' 3" x 8' 11" (4.65m x 2.72m) with wooden double doors, power and light. Adjoining the garage is a

STUDIO/HOME OFFICE

14' 0" x 8' 11" (4.27m x 2.72m) with window overlooking the garden, wooden door. This could be incorporated with the garage to create a large space, subject to any necessary consents.

OUTSIDE

The property is approached via a 5 bar gate and graveled driveway providing ample off road parking. A further 5 bar gate allows for further access off the road for vehicular access and there is also a separate gate leading to the adjoining paddock. The gardens are one of many features of the stunning property with a large elevated graveled seating area adjacent to the rear of the property where there are a number of paved areas ideals for outdoor dining or seating enjoying the sun all day. The elevate positing enjoys a stunning outlook with far reaching rural views over the adjoining land. Steps lead down, flanked by a lawn and planted borders to a further paved seating area which used to house a former stable block and has lapsed planning permission to build a one bedroom annex (Ref.RR/2006/30/P). The adjoining paddock extends to approximately 2.574 acres.

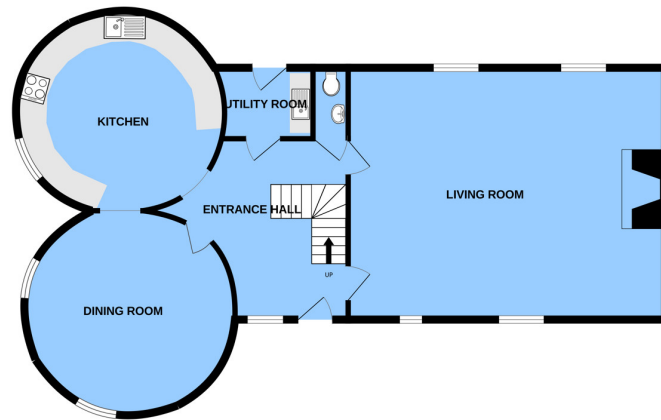
COUNCIL TAX

Rother District Council

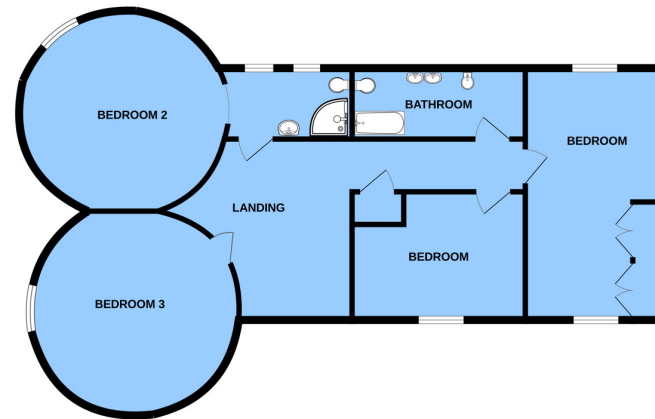
Band G £4,247.33



GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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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