

# Staplecross

EAST SUSSEX



## Junction Road Staplecross East Sussex TN32 5SG

This substantial immaculately presented family home was designed by the architect, Stephen Langer, and constructed in 2004. The property is finished to an extremely high specification and offers flexible accommodation over four floors.

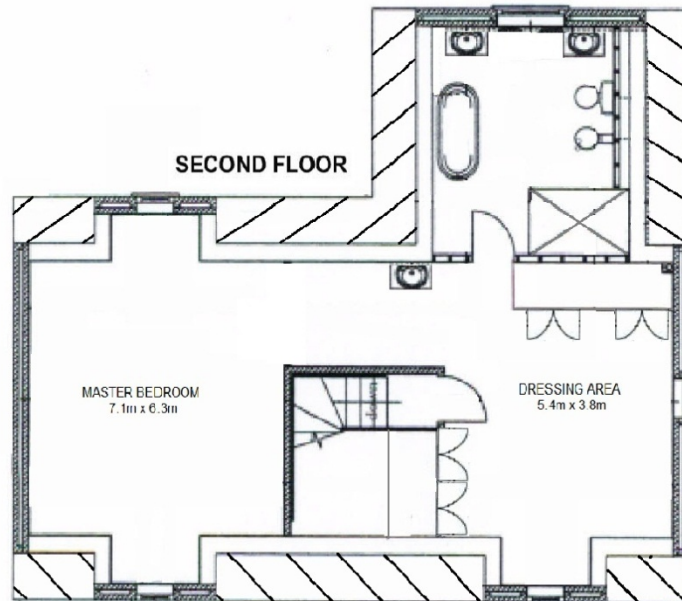
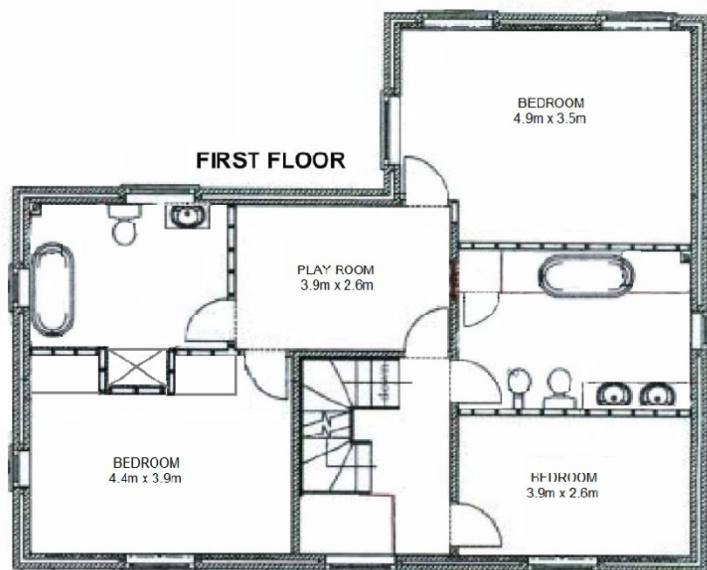
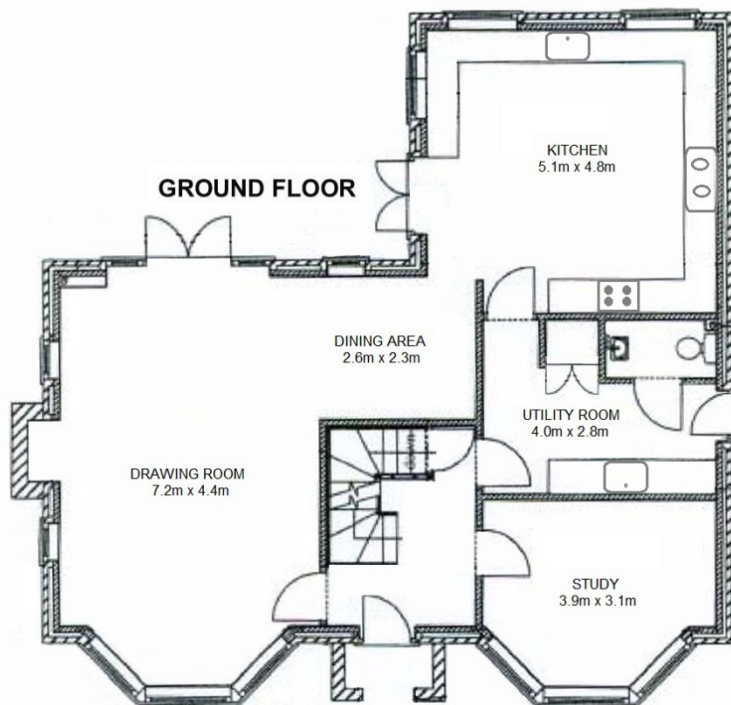
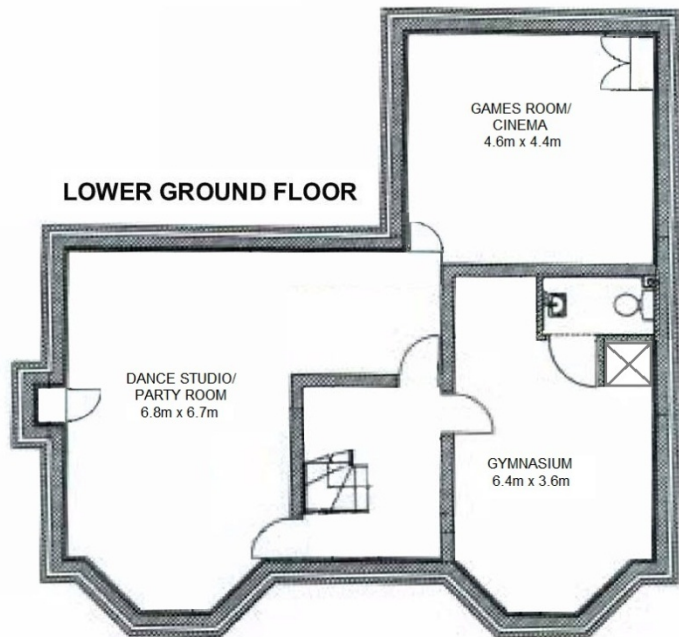
This unique family home occupies a beautiful setting, surrounded by its own land and woodland. The approach to the property is through electric gates onto a gravel driveway where there is parking for numerous cars and a detached triple garage with office, kitchenette and cloakroom above. There is approx 7.5 acres of gardens/grounds, the gardens are mainly laid to lawn beyond which is the paddock and woodland .

- Victorian Style Detached Family Home
- Drawing Room with Dining Area
- Study with Bay Window
- Fitted Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom Suite
- Three Double Further Bedrooms
- Two Family Bathrooms
- Dance Studio and Cinema/Games Room
- Gym with Hot Tub and Heat Room
- Triple Garage with Office Above
- Garden and Grounds Approx. 7.5 Acres









NOT TO SCALE - FOR LAYOUT PURPOSES ONLY  
Created using original plans provided for the construction of the property  
and measurements provided (tbv).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	66	55	64
95-100 A 81-94 B 69-80 C 55-68 D 49-54 E 45-48 F 35-44 G		100-120 A 80-100 B 60-80 C 40-60 D 20-40 E 10-20 F 0-10 G	
England & Wales <small>EPC based on 2009/10 EC</small>		England & Wales <small>EPC based on 2009/10 EC</small>	

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