

STAPLECROSS, EAST SUSSEX



NORTHAM ROAD, STAPLECROSS, EAST SUSSEX TN32 5QL

Detached Contemporary Style Country Home

Entrance Hall * Drawing Room * Kitchen/Breakfast/Dining Room * Study/Bedroom with
Ensuite * Utility Room * Boot Room * Cloakroom

Master Bedroom Suite * Two Further Double Bedrooms
Family Bath and Shower Room

Garden and Grounds Approx. 1.2 Acres * Summer House * Garden Store * Log Store
Off Road Parking

Presented in immaculate order throughout, this delightful, light and airy detached contemporary style country home is located within the hamlet of Staplecross and enjoys far reaching southerly views over its garden and grounds and adjoining countryside.

The versatile accommodation consists of an entrance hall which leads to a stunning kitchen/breakfast/dining room with views over the garden and doors to the terrace, a drawing room with log burning stove and again door to the terrace, a study/bedroom with ensuite shower room, a utility room, boot room and cloakroom on the ground floor.

On the first floor the bedrooms all enjoy views over the garden. There is a master bedroom suite comprising a bedroom, bath and shower room and dressing room, two further double bedrooms and a family bath and shower room.

Outside a five bar gate opens onto a gravel drive providing ample off road parking. The garden to the rear is laid predominantly to lawn with mature hedging and a terrace and there is also a detached summer house, garden store and log store. The additional grounds adjoin the garden and include an area of woodland.

Harpers and Hurlingham

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Stone Street
Cranbrook
Kent
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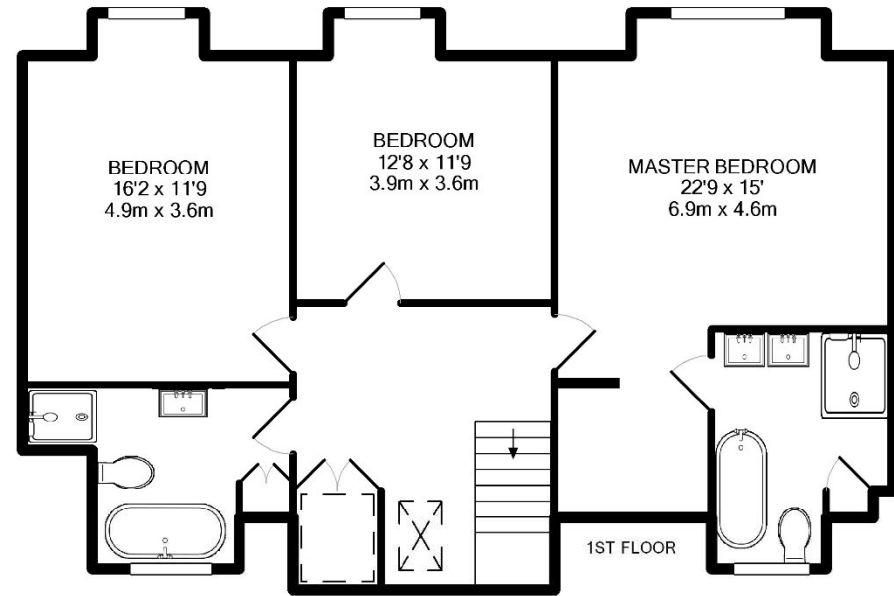
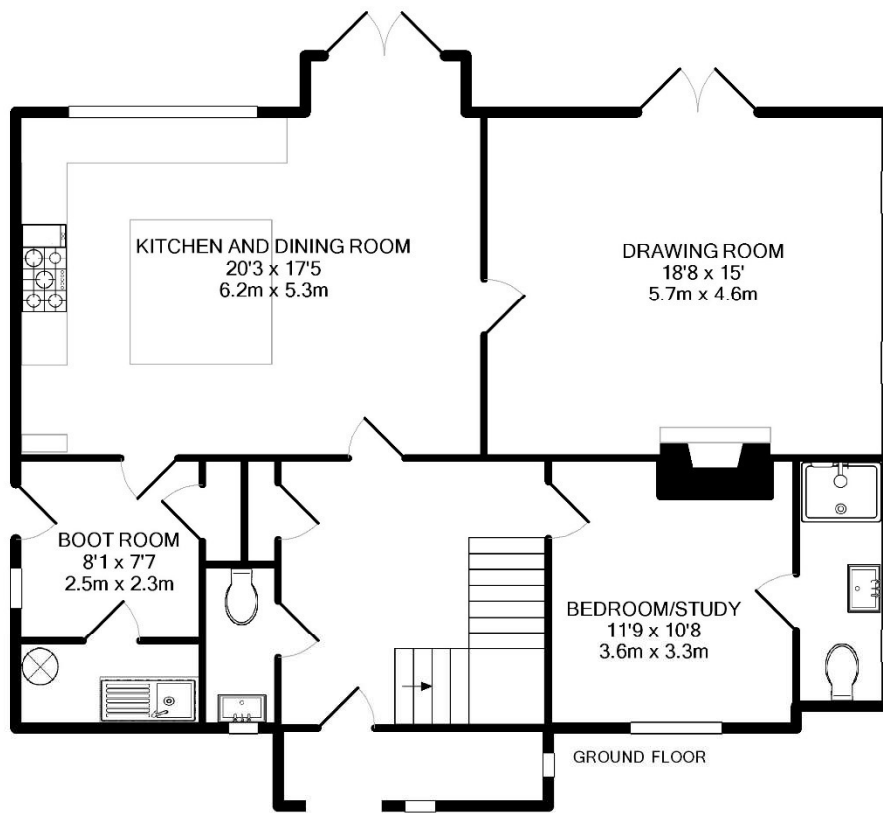


The house is located in the hamlet of Staplecross, which boasts a shop/post office, an inn, a school and a church, and lies between Ewhurst Green and Cripps Corner.

A comprehensive range of shopping and facilities are available at either historic Battle approximately 5 miles or Hastings approximately 7.5 miles both of which also offer Main Line Rail Services.

There are a good range of well-regarded schools in the area catering for all age groups in both the private and public sectors.





TOTAL APPROX. INTERNAL FLOOR AREA 1810.9SQ.FT. (168.2SQ.M)
(not to scale - for layout purposes only)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SERVICES

Mains electricity, gas, water and drainage. Mains pressure water cylinder.

Rother District Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Energy Performance Certificate

SAP
SAP CONSULTANTS

1 The Firs, Northian Road, Staplecross, ROBERTSBRIDGE, TN32 5QL

Dwelling type: Detached house Reference number: 0728-002-7307-0067-0010
Date of assessment: 12 March 2013 Type of assessment: SAP, new dwelling
Date of certificate: 11 March 2013 Total floor area: 165 m²

Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient
* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,857**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 312 over 3 years	
Heating	£ 1,269 over 3 years	£ 1,269 over 3 years	Not applicable
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 1,857	£ 1,857	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
85	92

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678
2 Wind turbine	£1,500 - £4,000	£ 243





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