



'Our Focus Determines Your Reality'



Cripps Corner Road
Staplecross
East Sussex
TN32 5QR



Reception Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom Ensuite * Four Further Bedrooms * Family Bathroom

Enclosed Garden * Detached Double Garage with Room Above
Off Road Parking



ATTRACTIVE DETACHED PERIOD FAMILY HOME

This attractive detached family home is believed to date from the 1780's. Sitting in enclosed gardens adjoining open farmland the property is situated within the charming hamlet of Staplecross.

The flexible accommodation, over three floors exudes character and period features throughout, consists of a reception hall, a sitting room with fireplace and door opening to the garden, a triple aspect study, again with doors opening to the garden, a double aspect dining room, a kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms each with vanity units and a family bathroom. On the second floor there are two further bedrooms, one of which opens into attic storage.

Outside a drive leads to a detached double garage with store room above. The gardens, bordered with mature hedging and a variety of mature trees, are predominantly laid to lawn, and wrap around the house, there is also an area of paved terrace.



STAPLECROSS

The hamlet of Staplecross boasts a shop/post office, an inn, a school and a church, and lies between Ewhurst Green and Cripps Corner.

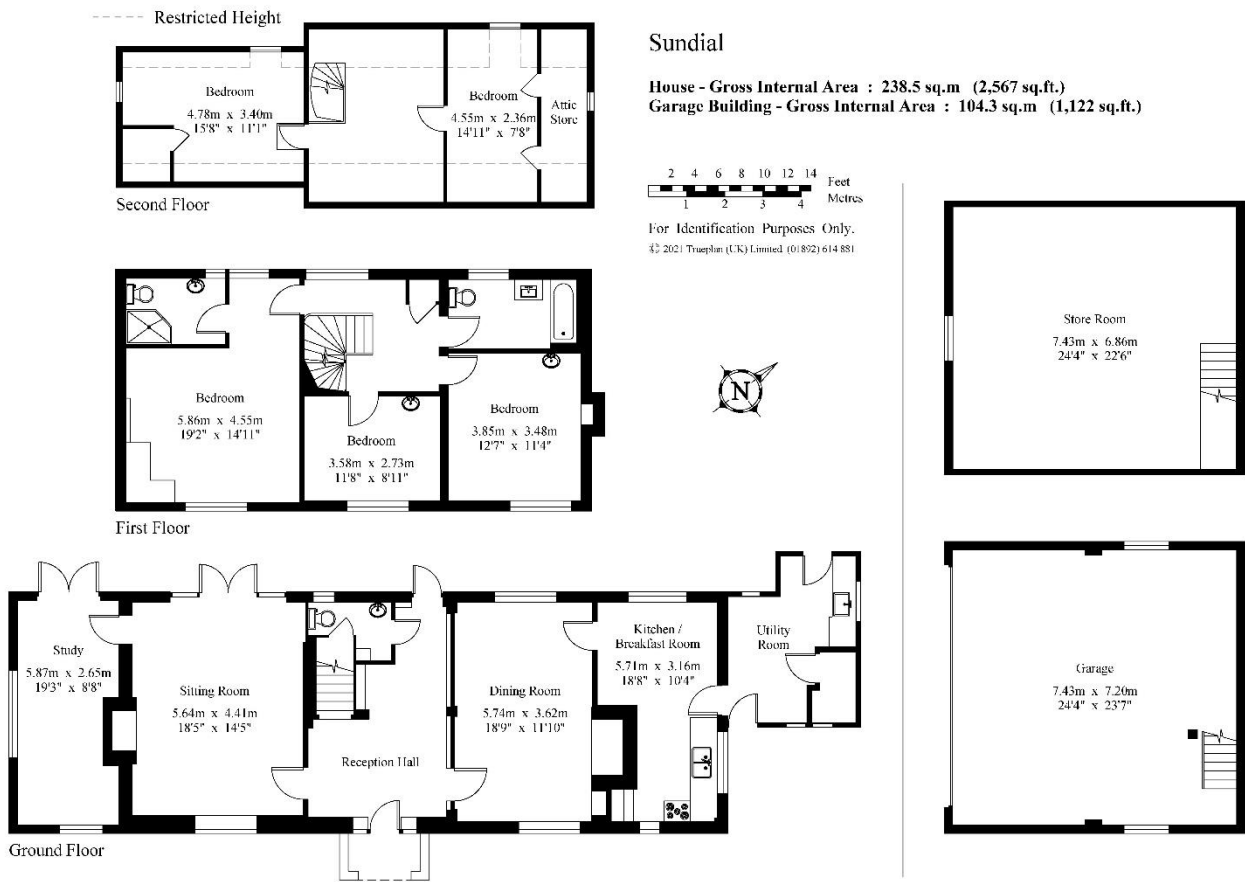
A comprehensive range of shopping and facilities are available at either historic Battle approximately 5 miles or Hastings approximately 7.5 miles.

SCHOOLS AND CONNECTIONS

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

Main Line Rail Services available at both Battle and Hastings.





SERVICES

Mains electricity, water and gas. Gas fired central heating. Private septic tank located in driveway.

EPC Rating: E – full details available on request

Rother District Council - Council Tax Band F

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

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