



EAST KNOWLE

STONEHILL, HORAM - GUIDE PRICE: £725,000



East Knowle

Stonehill, Horam,
Heathfield, East Sussex, TN21 0JN

Entrance Porch - Reception Hall - Sitting Room - Dining Room - Kitchen - Utility Room - Lobby Area - Downstairs Cloakroom - Coal Store - Study - Sun Lounge - 3 Bedrooms - Family Bathroom - Driveway Providing Off Road Parking - Plot Of Approximately 2.25 Acres (tbv)

An imposing 1920's built detached family home positioned well off the road in a desirable lane location on the borders of Horam and Chiddingly and set on a bold plot of approximately 2.25 acres (tbv) incorporating formal gardens with wild areas and woodland. The accommodation features a sitting room with inglenook style fireplace, separate dining room, study, large double glazed conservatory and three bedrooms. It is fair to say that the property requires modernisation and offers great potential. The house is approached via a gated driveway providing parking for a number of vehicles.

ENTRANCE PORCH:

Leaded light glazed door and windows. Quarry tiled floor. Glazed leaded light FRONT door opening into:-

RECEPTION HALL:

Picture rail. Radiator.

SITTING ROOM:

Leaded light windows overlooking the garden to the front. Feature inglenook style fireplace with open fire. Picture rail. Radiator.

DINING ROOM:

Leaded light windows in square bay. Picture rail. Radiator. Serving hatch from the kitchen.



KITCHEN:

Window overlooking the rear garden. Range of fitted wall and base cupboards and inset one and a half bowl sink. Inset electric hob with oven under. Part tiled walls. Multi-fuel boiler (in need of replacement).

UTILITY ROOM:

Window. Laminate worktops with cupboard under and space for washing machine. Quarry tiled floor. Radiator. Larder cupboard.

LOBBY AREA:**DOWNSTAIRS CLOAKROOM:**

WC, wash basin with tiled splashback. Window.

COAL STORE:**STUDY:**

Double glazed window overlooking garden. Wooden flooring. Radiator.

SUN LOUNGE:

Double glazed windows and roof. Double doors to the garden. Radiator.

Stairs to LANDING: Secondary glazed leaded light window overlooking the garden and woodland. Picture rail. Built-in airing cupboard housing hot water cylinder with slatted shelves above.

BEDROOM 1:

Leaded light windows in square bay overlooking the garden to the front. Radiator. Feature fireplace. Built-in wardrobe. Picture rails.

BEDROOM 2:

Leaded light windows overlooking the garden. Picture rail. Radiator.

BEDROOM 3:

Window overlooking the rear garden and woodland. Picture rail. Radiator.

FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with mixer taps and shower attachment, pedestal wash basin with tiled splashback, WC. Radiator.



OUTSIDE:

The property is approached via a five bar wooden gate with DRIVEWAY providing OFF STREET PARKING for a number of vehicles. There are formal gardens extending to approximately 0.75 of an acre comprising lawn, mature shrubs and trees, fruit trees, vegetable garden, GREENHOUSE, timber SHED and WOODLAND area of approximately 1.5 acres (tbv).

SITUATION:

East Knowle is situated on the borders of Chiddingly village and Horam some 5 miles north west of Hailsham and 5 miles south of the market town of Heathfield. Local buses are within half a mile serving Eastbourne and Tunbridge Wells. Chiddingly was founded on seven hills which Stone Hill is one and is situated in this low Weald area. Chiddingly benefits from its own well reputed local Inn and Church and Primary School. Access is easily available to the A22 with its links to the South Coast and London. Mainline railway stations are at Uckfield and Lewes. Historic Lewes is some 12 miles away, the coastal town of Eastbourne approximately 13 miles and Royal Tunbridge Wells 18 miles to the north. A variety of state and public schooling is available in the region.

TENURE:

Freehold

VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.

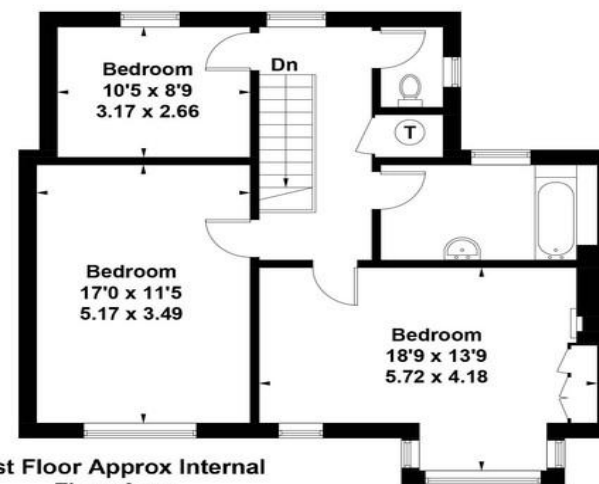
AGENTS NOTE:

We understand that the multi-fuel central heating boiler is in need of replacement.

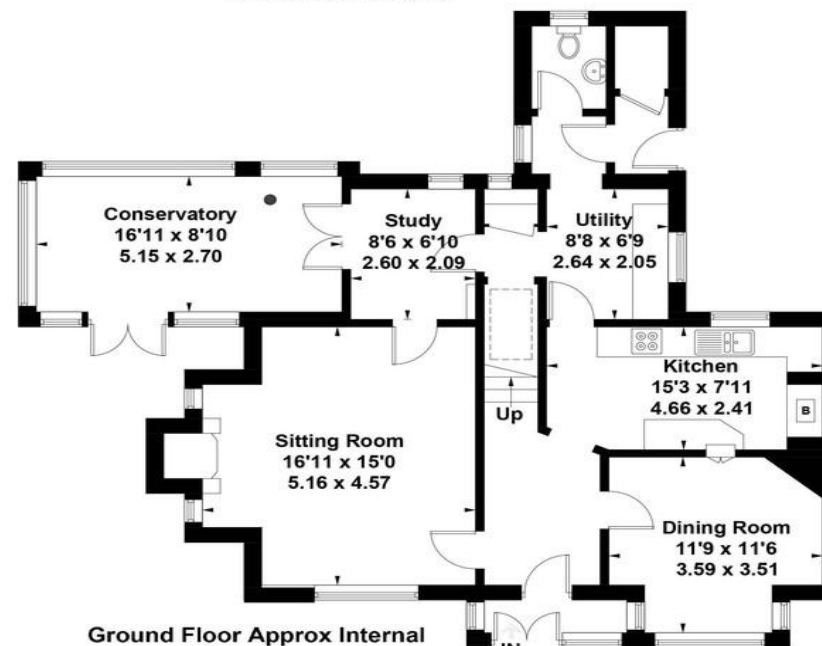
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First Floor Approx Internal
Floor Area
738 sq ft (68.6 sq m)



Ground Floor Approx Internal
Floor Area
1012 sq ft (94.1 sq m)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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