



**Gardner Street
Herstmonceux, East Sussex BN27 4LA
Offers in excess of £950,000 Freehold**

**Wyatt
Hughes**
Residential Sales

Gardner Street, Herstmonceux, East Sussex BN27 4LA

Taylors Barn offers a rare opportunity to acquire a substantial, architect-designed five-bedroom family home in the sought-after village of Herstmonceux. Built around four years ago, this bespoke three-storey combining the charm of a traditional Sussex barn with modern comfort and efficiency. The property enjoys far-reaching countryside views, backs onto farmland, and benefits from the remainder of a 10-year new build warranty.

Set behind private electric gates, the home has a resin bonded driveway with turning space, ample parking, and a detached heritage-style garage. To the rear lies an approximately 100 ft landscaped garden with scope for extension, subject to planning.

Internally, the house features oak and glazed staircases, galleried landings, and underfloor heating to the ground floor. The layout includes a spacious open-plan kitchen/breakfast room with breakfast bar, adjoining utility room, a large dining area opening onto the garden terrace, and a generous sitting room.

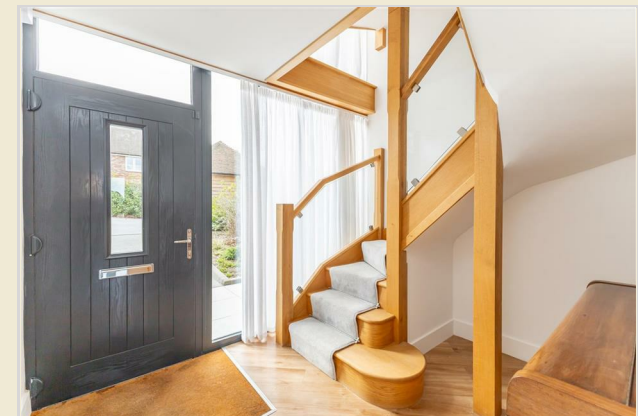
The first floor offers three double bedrooms, including a principal suite with walk-in dressing room and luxury en suite, plus a family bathroom. The second floor has two further double bedrooms and a family bathroom.

Ideally located in the heart of Herstmonceux, the property is within walking distance of shops, cafés, restaurants, a pharmacy, a primary school, and a modern medical centre, with mainline trains at Polegate, Battle, and Stonegate providing links to London and Brighton.

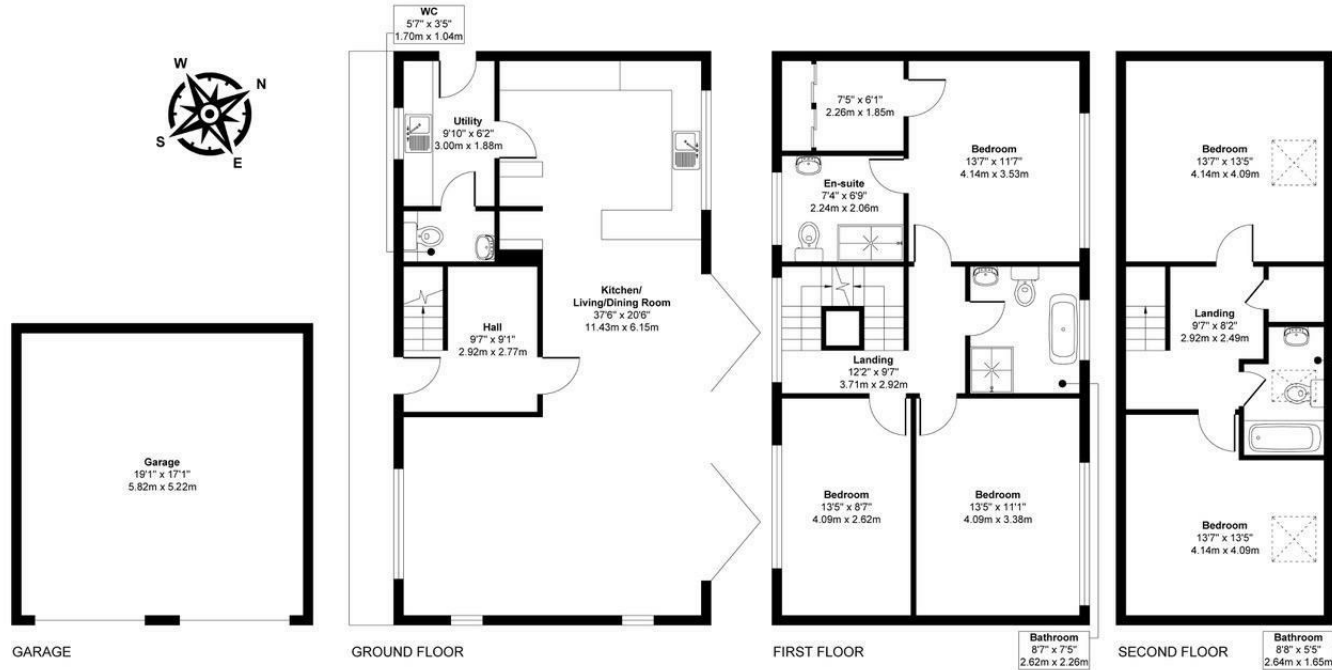
A striking combination of style, space, and location, Taylors Barn is a rare opportunity to secure a high-quality family home in a desirable village setting.



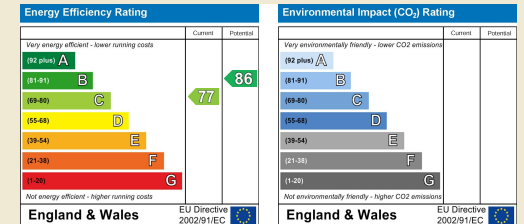
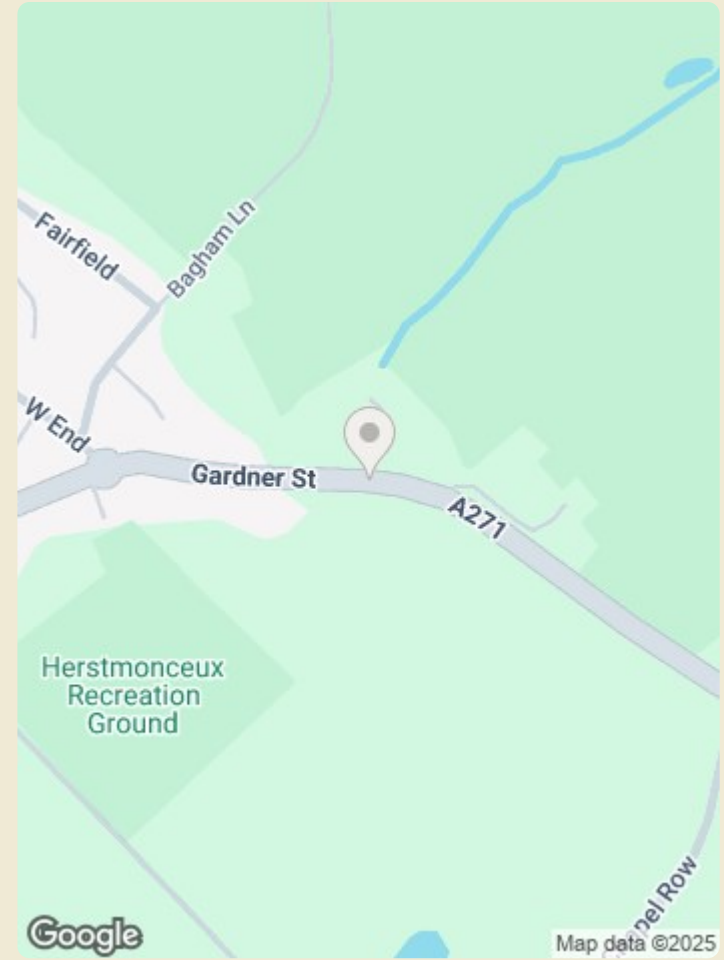
- TAX BAND F
- CONFIGURED OVER THREE FLOORS
- IMMACULATE CONDITION THROUGHOUT
- EPC RATING C
- FIVE BEDROOMS THE MASTER WITH EN-SUITE AND DRESSING ROOM
- STUNNING COUNTRYSIDE VIEWS TO THE REAR
- NO ONWARD CHAIN
- APPROX 4 YEARS OLD WITH THE REMAINDER OF A 10 YR NEW BUILD WARRANTY



Taylor's Barn
Approximate Gross Internal Floor Area
2379 sq. ft / 221.01 sq. m



Produced By Picpreview.co.uk Ltd.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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