



TRANQUILLITY  
STUNTS GREEN, HERSTMONCEUX - £765,000



# Tranquillity,

Stunts Green, Herstmonceux, BN27 4PR

**Kitchen Opening Into Dining Room Extension - Utility Room - Downstairs Shower/Cloakroom (not completed) - Lobby - Inner Hallway - Sitting Room - Snug/Family Room - Large Conservatory - First Floor Landing - Three Double Bedrooms - Family Bathroom - En-suite Bathroom - Detached Double Garage - Mature Gardens Approaching 1/3 Acre**

An attractive detached three double bedroom house set on a plot approaching 1/3 of an acre and enjoying countryside views to the rear. The accommodation has been recently extended and features a kitchen opening into a spacious dining room, two further reception rooms plus a large double glazed conservatory, utility room, family bathroom and en-suite bathroom to the main bedroom. The mature gardens are to all sides of the property with a detached double garage approached via its own driveway providing additional parking for a number of vehicles.

## **KITCHEN:**

Dual aspect with leaded light double glazed windows. Quartz-effect worktop with inset butler sink, space for washing machine and dishwasher. Matching wall and base cupboards. Space for range-style cooker. Wood-effect flooring. Beamed ceiling. Open to dining room (recent extension). Radiator.

## **CLOAK/SHOWER ROOM:**

Leaded light double glazed window. Thermostatic shower with drencher head and hand-held shower. WC. Wash basin. Chrome heated towel rail. Inset spotlights. Extractor fan.

## **LOBBY:**

Leaded light double glazed window and half leaded light double glazed door to the garden. Radiator.

## **UTILITY ROOM:**

Leaded light double glazed window. Matching wall and base cupboards. Space for upright fridge/freezer and washing machine. Floor standing oil fired boiler. Wood-effect flooring. Radiator.

## **INNER HALLWAY:**

Picture rail. Wooden flooring. Under stairs storage cupboard. Radiator.



**SITTING ROOM:**

Leaded light double glazed windows. Feature fire surround. Picture rail. Radiator.

**FAMILY ROOM/SNUG:**

Leaded light double glazed window. Brick fire surround. Picture rail. Radiator.

**CONSERVATORY:**

Double glazed with glass roof and fitted roof and window blinds. Two sets of French doors and a further single door to the garden. Wood-effect flooring. Electric heater.

Stairs leading to:

**FIRST FLOOR LANDING:**

Double glazed window. Access to the loft.

**BEDROOM ONE:**

Leaded light double glazed windows overlooking the field and sand school behind. Radiator.

**EN-SUITE BATHROOM:**

Leaded light double glazed window. WC. Panel enclosed bath with mixer tap and shower attachment. Pedestal wash basin. Part-tiled wall.

**BEDROOM TWO:**

Leaded light double glazed window overlooking the field and sand school behind. Built-in wardrobes. Radiator.

**BEDROOM THREE:**

Leaded light double glazed window. Fitted wardrobes. Radiator.

**OUTSIDE:**

The property is approached via its own driveway, which provides parking for a number of vehicles and leads to the detached double garage with twin up-and-over doors, power and light plus a window and personal door to the side. The gardens surround the property with feature brick-set pathways, paved areas of patio, a pergola, areas of lawn and a variety of mature shrubs and trees, all being complemented by views across fields to the rear.



**SITUATION:**

The property is situated in the Hamlet of Stunts Green close to the well-regarded village of Herstmonceux with its popular Primary School, General Store, two Inns and being well known for its moated Castle and Observatory. The larger town of Hailsham is only a short drive away providing more comprehensive shopping facilities and secondary education. The coastal resorts of Eastbourne and Hastings are approximately 25-30 minutes drive. Train stations to London can be found in the nearby towns of Polegate and Battle providing mainline service trains to London. Gatwick International Airport is approximately one hour's drive away.

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

F

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity

Heating - Oil

Private Drainage - located in the field behind the property

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



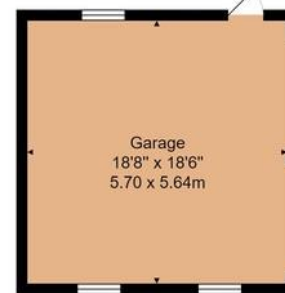
First Floor



Ground Floor



Area: 93 ft<sup>2</sup> ... 8.6 m<sup>2</sup>



Area: 346 ft<sup>2</sup> ... 32.1 m<sup>2</sup>



House Approx. Gross Internal Area  
1717 sq. ft / 159.6 sq. m

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.