



AS

ASHTON STRIPP

School Farm Top Road, Hooe

In Excess of £650,000





School Farm Top Road

Hooe, Battle

Tenure: Freehold

- Long, drive leading to mature, wraparound gardens
- Four double bedrooms with original beams and period fireplaces
- Three distinct reception spaces, including a log burner and garden views
- Traditional kitchen with solid wood cabinetry and space to dine
- Detached Old Saddlery with vaulted ceiling, WC and conversion potential (STPP)
- Rear garden with brick path, patio, lawns and open field views
- Grade II listed – offering a canvas for sensitive and rewarding restoration
- Just a short drive to local village amenities, walks, and country pubs
- Brick fireplace with original hearth and exposed brickwork





Set in a peaceful rural spot this charming period home in need of full renovation offers character-rich interiors, flexible outbuildings (2 1/2 acre paddock by negotiation) — all wrapped in mature gardens and accessed via a long private drive.

Arriving along a long, tree-lined driveway, this wonderfully characterful home in need of modernisation has been in the same family for over 20 years reveals itself slowly — set behind a mature front garden with lawns, established shrubs and ample parking. Inside, original features like exposed beams, sloping floors, wooden doors with black iron fittings and a series of working fireplaces add immediate warmth and depth. The main kitchen and dining space offers rustic charm with solid wood cabinetry, wood-effect surfaces, and room for everyday meals. From here, you'll flow into a choice of living areas, each with its own personality — one with a log burner, another with views over the garden, and a further reception with exposed brick fireplace and access to the greenhouse.

Upstairs, the four double bedrooms feature rich period detailing, from built-in cupboards to exposed beams and feature fireplaces. A good-sized bathroom includes both a walk-in shower and a separate bath, with wood-effect finishes and garden views. A wide landing, airing cupboard and staircase all contribute to the home's gently aged elegance.



Beyond the main house, the scope continues: a cellar offers powered storage, while the detached Old Saddlery — with its vaulted ceiling, velux windows, and separate WC — is ready to be reimagined as a studio, office or guest annexe (STPP). To the rear, the garden rolls into open fields and includes a brick path, patio, lawn and well-established natural planting. A gate leads to the paddock, while the rear also houses a granary with storage above and the remains of the old pigsty. With its inviting feel, versatile spaces and breathtaking views, this is a rare opportunity to own a home that blends rural peace with real potential.

Approximately 2 1/2 acre (tbv) paddock by negotiation

Council Tax Band G

Cess Pit

Grade 2 listed



Floor -1 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1



Floor 2 Building 1



Approximate total area[®]
2571 ft²
238.7 m²
Reduced headroom
117 ft²
10.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

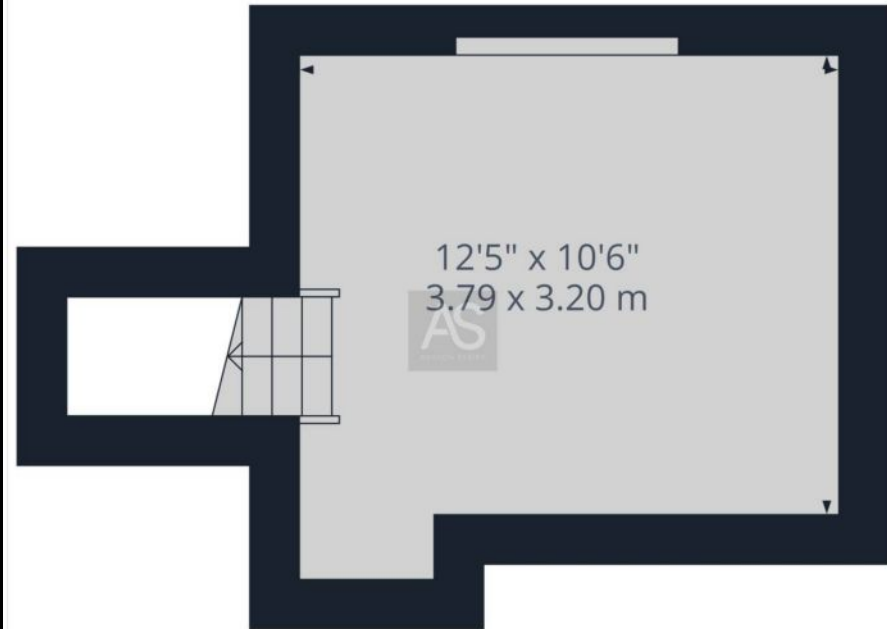


Approximate total area[®]
150 ft²
13.9 m²

(1) Excluding balconies and terraces

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Floor -1 Building 1



Approximate total area[®]
150 ft²
13.9 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1



Approximate total area[®]
861 ft²
79.9 m²
Reduced headroom
19 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only. Calculations are based on RICS IPMS 3C standard.

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Approximate total area[®]
883 ft²
82 m²
Reduced headroom
9 ft²
0.9 m²



Floor 1 Building 1



Approximate total area[®]
883 ft²
82 m²
Reduced headroom
9 ft²
0.9 m²