



Claytons

Station Road, Stonegate, East Sussex

A most attractive, substantial and beautifully presented 4-bedroom detached period house of approximately 2,700sq.ft, set in a prominent position in the village within a mile of the station.

Guide price £950,000 Freehold



Situation: Claytons is situated in the centre of the much sought after village of Stonegate with its church, village hall, well-regarded primary school and mainline railway station.

Burwash and Ticehurst villages are within 3½ and 4 miles respectively, both of which have a selection of local shops and amenities. Wadhurst village lies just over 3½ miles distant and offers a wider range of shops and services for everyday needs a Jempson's Local store and post office, café, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

The regional centre of Tunbridge Wells is about 10 miles distant and provides a comprehensive range of amenities including The Pantiles, Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, Stonegate station is approximately 1 mile distant and provides a regular service to London Charing Cross/Cannon Street in just over an hour. The A21 is also within easy reach and links with the M25 and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: Claytons is a substantial detached Edwardian village house. For many years, part of the property was the former post office and village stores, but is now a beautifully presented family home, having been sympathetically and extensively refurbished and improved over the last 10 years to a very high standard to provide spacious, flexible and well-proportioned accommodation of just over 2,700sq.ft (plus a double garage), which also benefits from good natural light, as well as a combination of some lovely period and contemporary features, which have been thoughtfully considered to provide a seamless blend of both character and comfort.

The accommodation is arranged over two floors and includes a spacious reception hall with travertine tiled flooring and doors leading to: a double aspect reception room with an attractive bay window; a sitting room with an open fireplace with a wood burner and fitted shelves; a good-sized study/play room; a large, beautifully appointed kitchen/dining/family room, which extends to over 30ft, has travertine tiled flooring, an extensive range of bespoke shaker wall and base units, Quartz work surfaces, built-in oak dresser, range cooker and double butler sink. There are bi-folding doors leading out to the garden and doors lead to a utility area and WC and to an inner hall with stairs to the first floor. On the first floor there is a spacious landing leading to four double bedrooms – with two of the bedrooms enjoying far reaching views over surrounding countryside – a well-appointed ensuite shower room and a large family bathroom with panelled walls, a freestanding bath, and a concealed rain shower.

Outside, the property is accessed from the front via stone steps and a path leading to the front door, and to the rear via a private driveway (shared with two neighbouring properties), which leads to a parking area and a double garage. A gate gives access to the rear of the house, where there is a landscaped garden, which is very private with a lawn and large terrace outside the kitchen/dining room.

Current EPC rating: E

Local Authority: Rother District Council

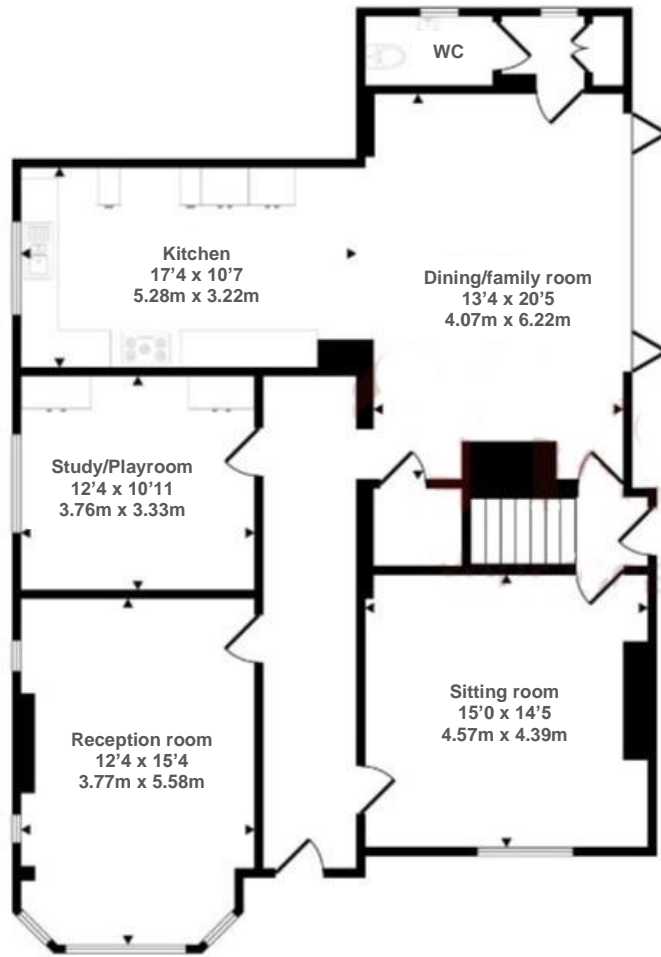
Property address: Claytons, Station Road, Stonegate, East Sussex TN5 7EN

Services: Mains water and electricity. Oil central heating

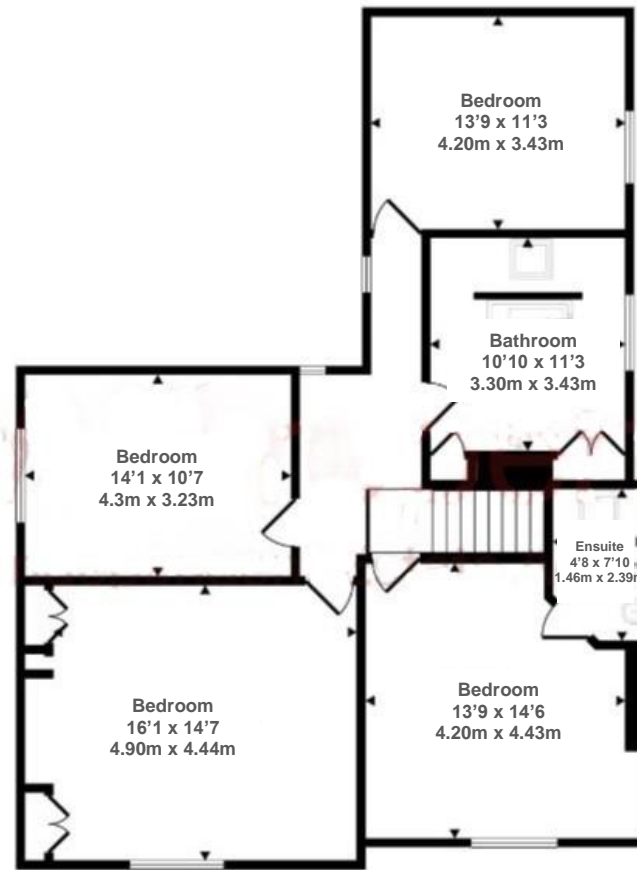
Council Tax band: F (£3,512.78 per annum)

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



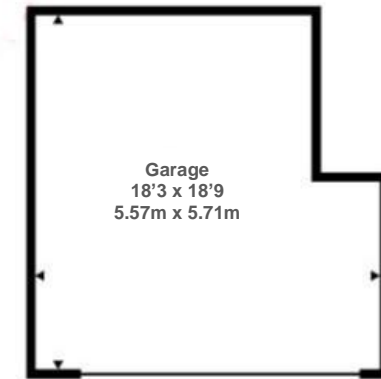
Ground Floor



First Floor

**Approximate internal floor area
(excluding garage): 2,701 sq.ft (251sq.m)**

This plan is not drawn to scale
and is for layout guidance only



Garage



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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