



Moloney
COUNTRY PROPERTY



HIGH BANKS HORNS CROSS

HIGH BANKS, HASTINGS ROAD, HORNS CROSS, NORTHAM, EAST SUSSEX. TN31 6JG

A STUNNING DETACHED, 5 BED, 5 BATH HOUSE ON THE RURAL OUTSKIRTS OF THE VILLAGE, HAVING BEEN COMPLETELY REFURBISHED TO PROVIDE SPACIOUS, STYLISH, CONTEMPORARY ACCOMMODATION INCLUDING AN IMPRESSIVE BESPOKE KITCHEN/DINING/FAMILY ROOM WITH SEPARATE UTILITY ROOM, DRAWING ROOM WITH WOOD-BURNING STOVE & STUDY ALONG WITH 2 EN-SUITE GROUND FLOOR BEDROOMS. MASTER BEDROOM & 2 FURTHER FIRST FLOOR DOUBLE BEDROOMS, ALL EN-SUITE. AMPLE PARKING, INTEGRAL GARAGE, GARDENS FRONT AND REAR ALONG WITH PAVED ENTERTAINING TERRACE ENJOYING FAR REACHING VIEWS. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, DRAWING ROOM, STUDY, KITCHEN/DINING/FAMILY ROOM, CLOAKROOM, UTILITY ROOM, BEDROOM WITH EN SUITE SHOWER ROOM, BEDROOM WITH EN SUITE WET ROOM. FIRST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE BATH AND SHOWER ROOM, 2 FURTHER DOUBLE BEDROOMS BOTH WITH EN-SUITE SHOWER ROOMS. INTEGRAL GARAGE, OFF ROAD PARKING, FRONT GARDEN, SIDE TERRACE, REAR GARDEN. VIEWS.



Composite front door to:

ENTRANCE HALL: Window to the front. Inset ceiling lights, coved ceiling. Turn staircase to the first floor. Tiled floor. Opens to:

KITCHEN/FAMILY/DINING ROOM: Double doors leading out to the front, double glazed window to both sides. Fitted with contemporary range of co-ordinating base and wall units with quartz worktop over, inset with integrated 1 1/2 bowl sink unit with machined drainer to side & Quooker tap. Two integrated Siemens dishwashers, recycling bins, induction hob with concealed extractor/light over, saucepan drawers below, Neff full height larder fridge and matching freezer. Twin Neff ovens with central combination oven, display shelf and cupboards above, further cupboards below. Second integrated sink unit with machined drainer to side, further range of storage cupboards. Over worktop lighting, coved ceiling. Tiled floor. Island unit incorporating breakfast bar, cupboards and drawers. Dresser style unit incorporating under counter fridge. Sitting Area with space for sofa, double glazed window enjoying stunning far reaching views beyond. Dining Area: Bi-folding doors leading out to side paved terrace, double glazed windows to three sides, all enjoying far reaching views. Inset ceiling lights, coved ceiling, matching tiled floor.

SITTING ROOM: Large L-shaped double aspect room with double glazed windows to the front and rear, doors leading out to the rear paved terrace. Exposed brick fire surround with bressummer beam over, inset with cast iron wood burning stove on granite hearth. Inset ceiling lights, coved ceiling. Door to:

STUDY: Double glazed door with matching panel to side leading out to the rear paved terrace. Built in desk, storage cupboards and shelves. Inset ceiling lights, coved ceiling. Door to the integral garage.

CLOAKROOM: Fitted with contemporary white suite comprising back to wall WC, hand basin set into white high gloss storage unit with tiled splash-back. Inset ceiling lights, extractor. Chrome ladder style heated towel rail. Matching tiled floor.

GUIDE PRICE £995,000



UTILITY ROOM: Glazed door leading out to the rear. Fitted with range of base and wall units with quartz worktop over, inset with single bowl, single drainer, stainless steel sink unit. Integrated washing machine with tumble dryer alongside. Inset ceiling lights.

BEDROOM: Double glazed window to the rear. Coved ceiling. Door to:

EN SUITE SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, hand basin set into white high gloss storage unit with mirror over and walk in shower. Tiled walls and floor. Inset ceiling lights. Chrome ladder style heated towel rail.

BEDROOM: Double glazed window to the side enjoying far reaching rural views. Inset ceiling lights. Door to:

EN SUITE SHOWER ROOM: Fitted with white suite comprising wall hung hand basin with mirror over and shower. Extractor, inset ceiling lights. Tiled floor.

Turned staircase with painted balustrade to the first floor:

LANDING: Velux window over the stairs. Matching doors to all rooms. Inset ceiling lights. Two built in storage cupboards.

MASTER BEDROOM: Double aspect room with twin Velux windows to the front and double glazed window to the rear. Part sloping ceilings, inset ceiling lights. Eaves storage cupboard. Concealed dressing/wardrobe area behind the bed. Door to:

EN SUITE BATH & SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, hand basin set onto white high gloss storage unit with illuminated mirror over, double ended bath with central taps and walk-in shower cubicle with glass screen to side. Tiled walls & floor. Inset ceiling lights. Chrome ladder style heated towel rail.

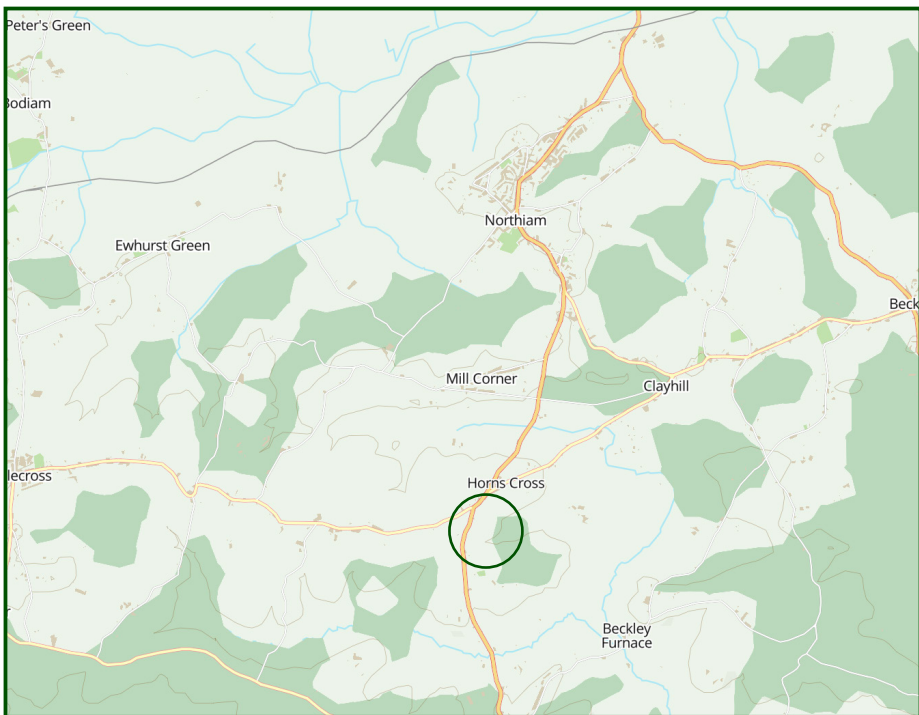
BEDROOM: Double glazed window to the rear. Part sloping ceiling. Loft hatch. Door to:

EN SUITE SHOWER ROOM: Double glazed window to the rear. Fitted with contemporary white suite comprising back to wall WC, hand basin set into dark grey storage unit and fully tiled shower cubicle with bi- folding glass door. Part tiled walls, coordinating tiled floor. Chrome ladder style heated towel rail.

BEDROOM: Double glazed window to the side enjoying stunning far reaching rural views. Walk in wardrobe cupboard, eaves storage cupboard. Door to:

EN SUITE SHOWER ROOM: Double glazed window to the rear. Fitted with white suite comprising back to wall WC, hand basin set into grey high gloss wall hung storage unit & walk in shower, with glass screen to side, illuminated mirror over the basin. Tiled walls and floor. Inset ceiling lights. Chrome ladder style heated towel rail.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

OUTSIDE: The property is approached from the road via a gated entrance with entry intercom system, to a paved drive providing parking for ample vehicles and giving access to the integral single garage with doors to the front, housing hot water tank & Viessman boiler, light and power connected. Hedged and tree lined boundaries to the front and side and pond with granite rock waterfall (currently not in use). The front garden is mainly laid to lawn with planted beds and borders. A paved pathway leads to the front door and around the side of the property opening out to a paved terrace with outside kitchen and BBQ entertaining area, enjoying stunning far reaching views to the side. The path continues round to the rear of the property with paved steps leading up to a further area of lawn with planted beds and tree lined boundary with access back to the front. Large timber garden store.

SERVICES: Mains water, drainage and electricity are connected. LPG central heating. Fibre Optic Broadband

FLOOR AREA: 295 m² (3,195 ft²)

EPC RATING: 'E'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'G'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 continue through the village of Northiam, after 1.5 miles pass the B2165 on the right hand side and continue down the hill, after a short distance High Banks will be found on the left.

What3Words (Location): ///payer.scribble.panting

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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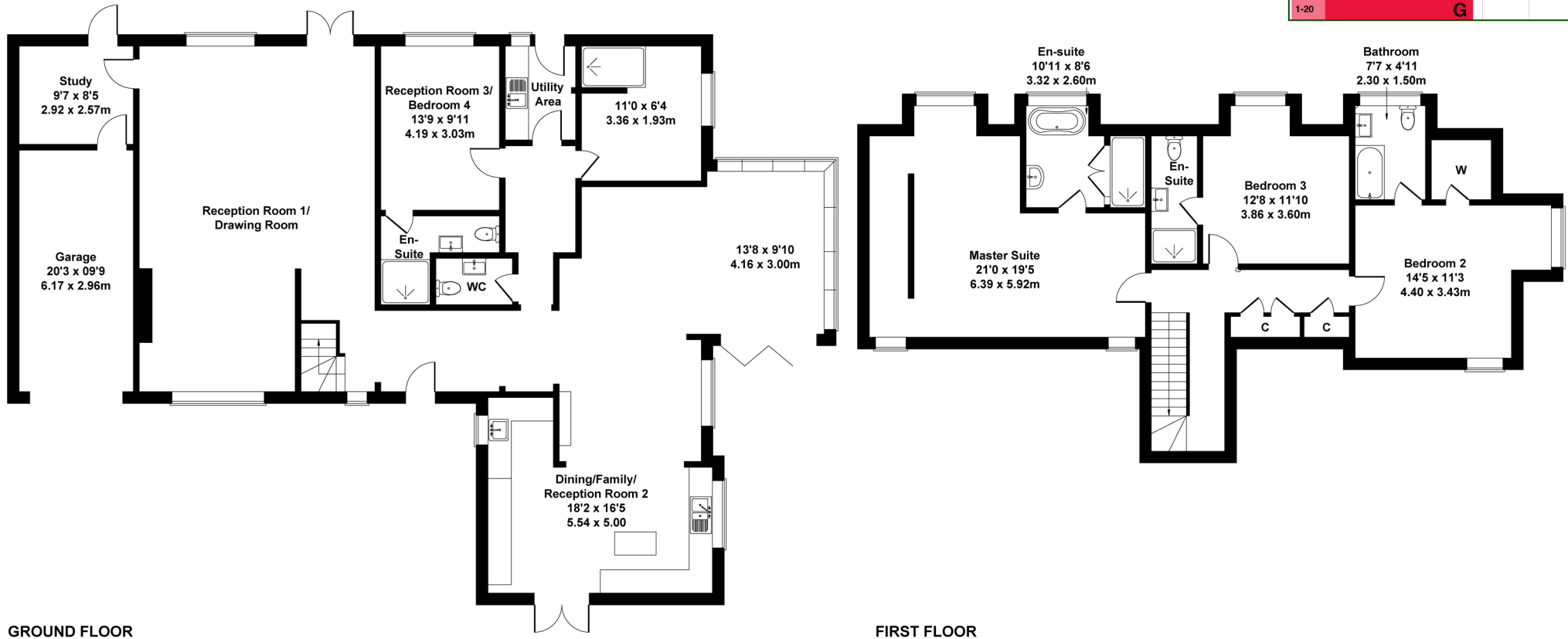
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High Banks

Approximate Gross Internal Area
3175 sq ft - 295 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Not to Scale.
For Illustrative Purposes Only.

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