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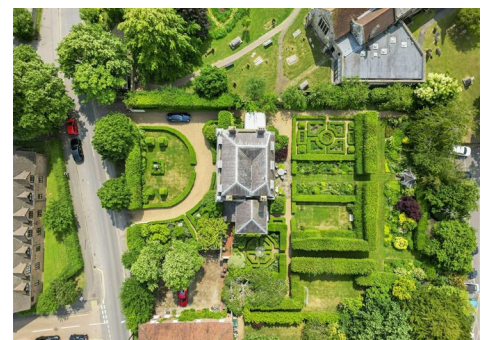
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Taylor Engley



Hailsham Grange, Vicarage Road, Hailsham, East Sussex, BN27 1BL

Price £1,750,000 Freehold

This fine house offers spacious accommodation over three floors with a very versatile layout that is ideal for formal occasions yet also fantastically well equipped for family life. The house has been significantly improved by the present owner after a programme of extensive renovations and restoration retaining a variety of character features now incorporated into elegant, modern decor that has been fitted out by the interior designer Maranda Louise (Adam Bray, Jane Ormsby Gore), the standard of presentation is very high and can be seen throughout this sumptuous house on all floors.



A highlight of the house is the inviting entrance hall, which has a magnificent staircase. The reception rooms have tall sash windows and are all substantial, providing plenty of space for special occasions and they are located together to create one generous space for entertaining. The drawing room is notable for its expansive fireplace and fitted cabinetry and there is the added benefit of a separate dining room, conservatory and a snug. The kitchen is situated on the eastern elevation and has an adjoining laundry room and cloakroom. Upstairs there are nine bedrooms arranged over two floors presenting a good opportunity to use one or more as further reception rooms or home working space, if required. The principal bedroom is at the front of the house with an en-suite shower room, whilst the remaining first floor bedrooms share a family bathroom. The five bedrooms on the top floor also have the use of a family bath/shower room.

Situated in the centre of Hailsham, Hailsham Grange is a former vicarage previously used for the adjoining Grade I-listed church. The house itself is Grade II* listed and is built in the Queen Anne style, dating back to the 18th century when it was likely constructed by the Reverend Odiarne Harper.



RECEPTION HALL/DINING ROOM

20'7" x 14' (6.27m x 4.27m)

Two large sash windows to front with folding wooden shutters, three radiators, fireplace with marble surround.

INNER HALLWAY

Radiator, shelves.

REAR LOBBY

Quarry tiled floor, door to rear garden. Door to cellar.

CELLAR

Divided into three storage areas.

DRAWING ROOM

29'2" max x 14'11" (8.89m max x 4.55m)

A double aspect room with large sash windows overlooking the front and rear gardens, impressive open fireplace with marble fireplace surround, three radiators, curved bookshelves with secret cupboards behind.

CONSERVATORY

UPVC construction and enjoying views over the garden.

SNUG

14'2" x 11'4" narrowing to 9'10" (4.32m x 3.45m narrowing to 3.00m)

Marble fireplace surround, radiator, large sash window enjoying views over the rear garden, built-in bookcase.

CLOAKROOM/WC

White suite comprising low level wc and washbasin with cupboards below. Radiator, window to rear.

KITCHEN

17'4" max x 12'8" (5.28m max x 3.86m)

Fitted with a matching range of cupboards and drawers. Stainless steel sink unit, work surfaces, island breakfast bar with cupboards beneath, large built-in storage cupboard with shelves and coat hooks. Four oven Aga, space for fridge freezer and dishwasher. Window with outlook to side and French doors opening on to the rear garden.

SIDE HALL

Door to side, radiator, double louvred doors to utility/boot room. Staircase leading to the first and second floor.

UTILITY/BOOT ROOM

Plumbing for washing machine and tumble dryer, work surface, Vaillant central heating gas boiler, radiator, sink.

From the inner hallway an impressive sweeping balustrade staircase rises to the galleried first floor landing.

FIRST FLOOR LANDING

Large sash window enjoying views over the rear garden, radiator, airing cupboard, built-in storage cupboard.

BEDROOM ONE

16'2" x 14'3" (4.93m x 4.34m)

Two windows with outlook to front, two radiators, impressive marble fireplace surround, built-in wardrobe cupboards.

EN-SUITE SHOWER ROOM

Fitted with a shower cubicle and wc, pedestal washbasin. Radiator, window to front.

BEDROOM TWO

17'3" narrowing to 15'10" x 14'7" (5.26m narrowing to 4.83m x 4.45m)

Double aspect with windows enjoying views to the side and rear, radiator, feature fireplace.

BEDROOM THREE

15'4" x 14'4" (4.67m x 4.37m)

Two windows with outlook to front, feature fireplace surround, radiator, built-in bookshelves.

FAMILY BATHROOM

An impressive suite comprising large shower cubicle, double ended bath, washbasin with cupboards below, low level wc. Radiator, window with outlook to rear, heated towel rail.

BEDROOM FOUR

13'8" x 10'6" (4.17m x 3.20m)

Radiator, windows with outlook to front and rear, built-in shelved cupboard.

STAIRS TO SECOND FLOOR LANDING

BATHROOM

Bath with matching washbasin, wc, separate shower cubicle. Radiator, window with outlook to rear.

BEDROOM FIVE

14'3" x 12'8" (4.34m x 3.86m)

Double aspect room with windows to front and rear, radiator.

BEDROOM SIX

13'10" x 12'5" (4.22m x 3.78m)

Radiator, window with outlook to front.

BEDROOM SEVEN

13'9" x 11'9" (4.19m x 3.58m)

Radiator. Window with outlook to front.

BEDROOM EIGHT

13'9" x 10'8" (4.19m x 3.25m)

Radiator, decorative fireplace. Window with outlook to front.

BEDROOM NINE

11'2" x 10'5" (3.40m x 3.18m)

Window enjoying views to rear, wall mounted boiler, radiator.

GARDENS

The stunning gardens are a highlight of Hailsham Grange and have previously been open to the public, such is their appeal. Situated at the rear of the house they are walled and arranged in a traditional parterre style with a mix of hornbeam, yew and box hedging creating a variety of 'zones' within the garden, including parcels of lawn, deep borders, topiary and various terraces. Mature trees around the boundary make the gardens feel exceptionally private and there are lovely views over the neighbouring St. Mary's Church. The hedges part to reveal a charming summerhouse towards the rear. The formal front gardens are equally well landscaped and border a wide carriageway which provides ample private parking.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website: www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band H.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

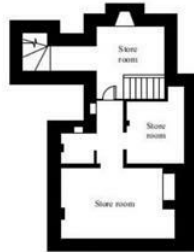




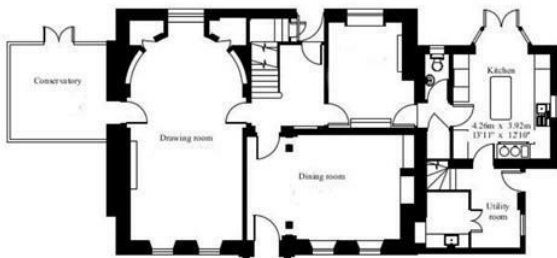


Hailsham Grange

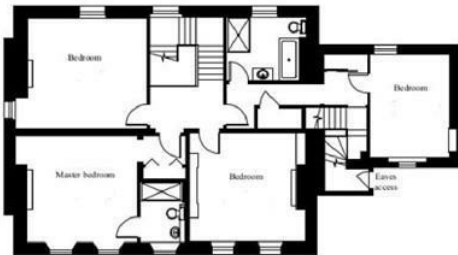
Gross Internal Area : 431.4 sq.m (4,644 sq.ft.)



Cellar

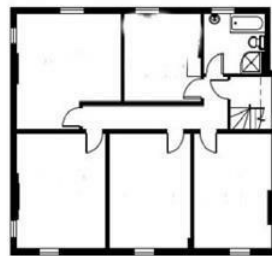


Ground floor



First floor

For Identification Purposes Only.
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Second floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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2002/91/EC



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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