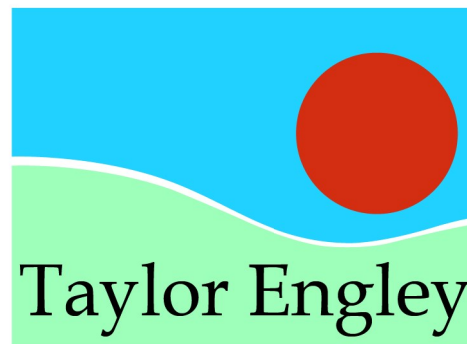


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2 Field View, Gardner Street, Herstmonceux, East Sussex, BN27 4LF
Price £875,000 Freehold

**** CHAIN FREE - VACANT POSSESSION **** Situated within grounds of approximately an acre, with park like gardens, a truly spectacular, architecturally one-off designed chalet detached bungalow having a balcony from the first floor overlooking the garden. The property is situated tucked away in an enviable position yet within a stones throw to heart of the village of Herstmonceux and is built to a high specification offering modern, energy efficient, under floor heating via an air source heat pump and offered light and airy living accommodation with tri-folding doors opening out to the rear garden retaining an outdoor/indoor feel. Viewing is essential to appreciate the quality of this bespoke family home. EPC = B



The village of Windmill Hill and Herstmonceux is steeped in history and is home to Herstmonceux Castle, a brick-built castle dating from the 15th century and is believed to be one of the oldest significant brick buildings still standing in England. Royal Greenwich Observatory is located nearby and was built because of the expanse of clear sky Herstmonceux has to offer. Modern day amenities include an integrated health centre, community centre, local shops, bakery, cafes, beauty rooms and a traditional country pub. Windmill Hill offers fabulous walks affording stunning views, sunsets and riverside strolls nearby.

*** SCOPE FOR FOURTH BEDROOM SUBJECT TO PLANNING CONCENTS * UNDERFLOOR HEATING
* ENERGY EFFICIENT AIR SOURCE HEAT PUMP * DOUBLE GLAZING * SLIDING SPACE SAVING
INTERNAL DOORS ***



Wood effect front door to:

RECEPTION HALL

Impressive entrance with vaulted ceiling, glass landing, under stairs storage cupboard, entry video phone system for the electric gates, resin flooring with underfloor heating, double glazed window to front.

CLOAKROOM/WC

Modern white suite comprising low level flush WC, washbasin with cupboard below, wall mounted cupboard, window to front, resin flooring with underfloor heating, towel rail.

OPEN PLAN LIVING ROOM AND KITCHEN

LIVING ROOM AREA

16'10" x 21'4" approx (5.13m x 6.50m approx)

Beautiful open plan room enjoying three sets of bifold doors all enjoying views over the garden, vaulted ceiling with large Velux window, resin flooring with under floor heating, television point.

KITCHEN AREA

12'09" x 10'07" (3.89m x 3.23m)

Fitted with a range of modern high gloss cupboards and drawers, feature kitchen island with one and a half bowl sink unit and breakfast bar area, built-in Neff oven and microwave, Fisher Paykel integrated dishwasher drawer, composite work surfaces, space for American style fridge freezer, resin flooring with underfloor heating.

UTILITY ROOM

9'08" x 5'10" (2.95m x 1.78m)

Fitted with a range of cupboards, work surfaces, space for washing machine, energy efficient heat pump, electric fuse board, resin floor with underfloor heating.

MASTER BEDROOM SUITE

14'10" x 9'10" (4.52m x 3.00m)

Double glazed doors with internal blinds opening to garden, resin floor with underfloor heating, this rooms flows through to the dressing room.

DRESSING ROOM

11'10" x 6' (3.61m x 1.83m)

Double glazed window to side, resin floor with underfloor heating, open fitted wardrobes offering a range of drawers and hanging space.

EN-SUITE

10'01" x 5'10" (3.07m x 1.78m)

Large walk in shower with drencher shower head and side jets, double washbasin with drawers below, low level flush WC, built in cupboard with electric shaver point, resin floor with underfloor heating.

BEDROOM TWO

13'10"9'10" (4.22m3.00m)

Double glazed window with outlook to front with internal blinds, resin floor with underfloor heating, telephone point.

EN-SUITE

Low level flush WC, washbasin with drawers below, large shower cubicle, wall mounted cupboard, window to side, resin floor with underfloor heating.

From the reception hall an impressive staircase with glass balustrades rises to the feature glass walkway and chrome landing with vaulted ceiling.

POTENTIAL BEDROOM THREE

21'07" x 14'09" (6.58m x 4.50m)

Open plan room with vaulted ceiling, double glazed window to side, eaves storage.

POTENTIAL SITTING ROOM/BEDROOM FOUR

14'09" x 13'07" max (4.50m x 4.14m max)

Open plan room with large double glazed windows and doors opening on to a covered spacious sun balcony, enjoying views over the garden.

OUTSIDE

Electric gates to private parking area which is shared with a neighbouring property, single garage with electric door to front, power and light (to the right of garage belongs to the adjacent neighbour). Large part flint/part oak built shed/garage with a pitch roof. The stunning gardens wrap around the property, with areas of wild flowers, lawn, mature specimen trees, well stocked flower beds, impressive Japanese style garden area with central water feature and undercover seating area.

COUNCIL TAX BAND

Council Tax Band - 'D' Wealden District Council - currently £2218.43 until March 2023.

BROADBAND AND MOBILE PHONE CHECKER

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

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.

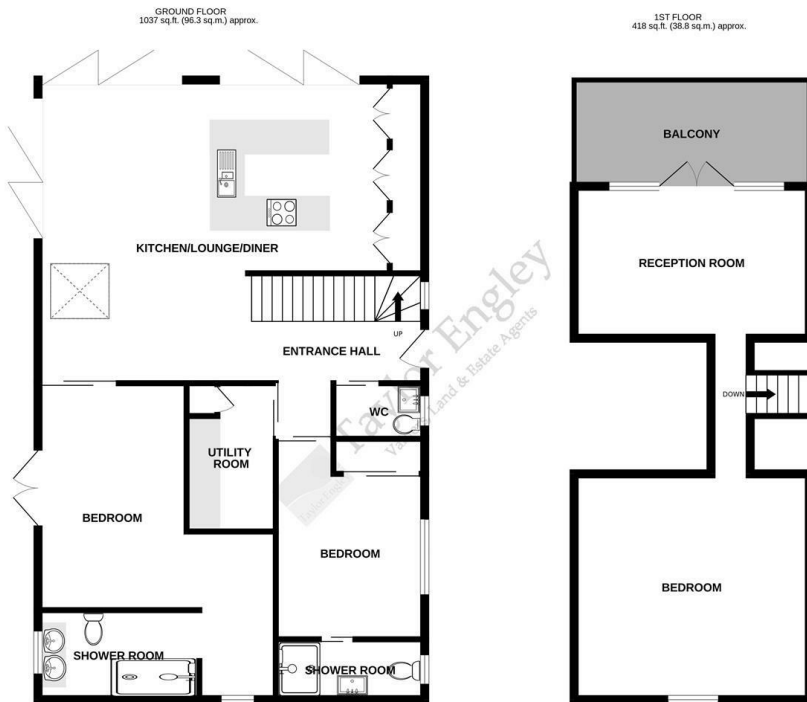
VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEBY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

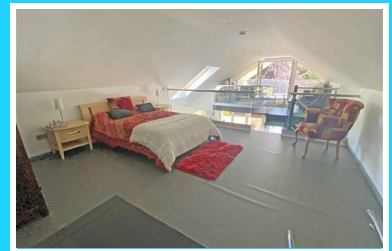
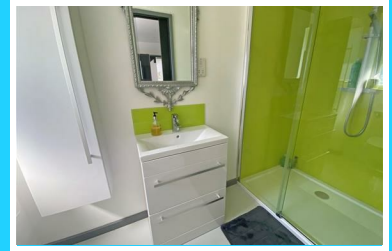








TOTAL FLOOR AREA: 1454 sq.ft. (135.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrix 12/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 (CO ₂) 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		EU Directive 2002/91/EC

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

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

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

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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