



Studdens Lane, Trolliloes

Hailsham, East Sussex BN27 4QS

Guide Price **£950,000 – £1,000,000**

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Studdens Lane

Trolliloes

An exceptional contemporary eco-home situated at the end of a peaceful country lane in a stunning rural position occupying approx. 4.5 acres with a pond, timber summerhouse, workshop and a further range of outbuildings.

Foxy Hollow Farm is an individually designed environmentally friendly home, constructed in 2017. The underground heat source pump, solar panels and insulation values creates a highly energy efficient property with an EPC rating A.

The I-shaped construction lies well within its plot with a distinctive grass roof which blends in with the landscape and wealth of glass to one side of the elevation directed at the rural views. The living accommodation takes up one side of the home and has a number of bi-fold doors opening to the outside space. Most rooms enjoying fine rural views across the grounds and countryside beyond. The accommodation could be reconfigured to offer more open plan living accommodation and the utility room could potentially service as a fourth bedroom.

The accommodation extends to 2318 sq ft and is entered via a central reception hall with a cloakroom, a hot tub room and boiler room nearby. There is a beautifully fitted kitchen with induction hob and a range of matching handleless units with integrated appliances. A dining room which continues from the hallway and a triple aspect sitting room with woodburning stove and bi-fold doors opening to the outside seating terrace. There are three double bedrooms altogether and two beautifully tiled bathroom suites. The principal bedroom has a range of built-in wardrobes and a spacious en-suite wet room. The family bathroom offers a modern suite with a shower cubicle. Found off the hallway is a large utility/laundry room and personal door opening to the side.





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Outside, the front of the property is approached via a five bar gate and driveway providing ample parking. The formal gardens surround the property on all sides with a large pond to the front and a range of outbuildings to the rear, all enclosed by post and rail fencing. The paddocks are accessed privately via five bar gates and currently home to the vendors Alpacas.

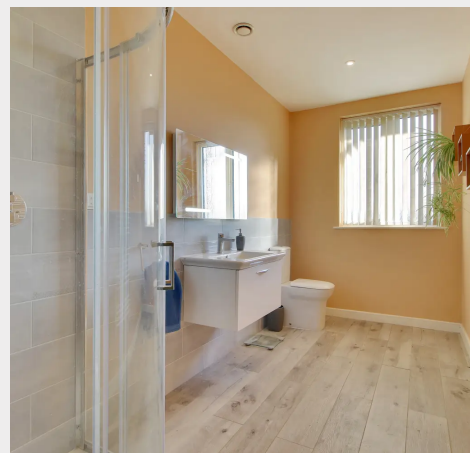
EPC rating A & Council tax band F

Mains water, Private Drainage: Clargester, Underground heat source pump

Public right of way which follows along post and rail fence

The property is situated along a quiet country lane surrounded by open fields and countryside yet within easy reach of the village of Cowbeech with its popular Merrie Harriers pub and restaurant. The villages of Rushlake Green and Herstmonceux are found nearby both with local shops, post offices and public inns. More comprehensive shopping can be found in Heathfield offering a wide range of amenities including a Waitrose, leisure centre, doctor's surgery and schools. Hailsham town is also close by or further afield Eastbourne, Lewes or Tunbridge Wells all providing comprehensive shopping facilities. Other schools with easy reach include Battle Abbey, Mayfield Girls School, Skippers Hill Preparatory School at Five Ashes, Heathfield Community College, Bedes Public School at Upper Dicker and Eastbourne College. Mainline train stations can be found at Polegate, Battle, Buxted and Stonegate.

Tenure: Freehold



Studdens Lane, Cowbeech, BN27

Approximate Gross Internal Area = 215.4 sq m / 2318 sq ft

Workshop / Summer House = 32.0 sq m / 344 sq ft

Total = 247.4 sq m / 2662 sq ft

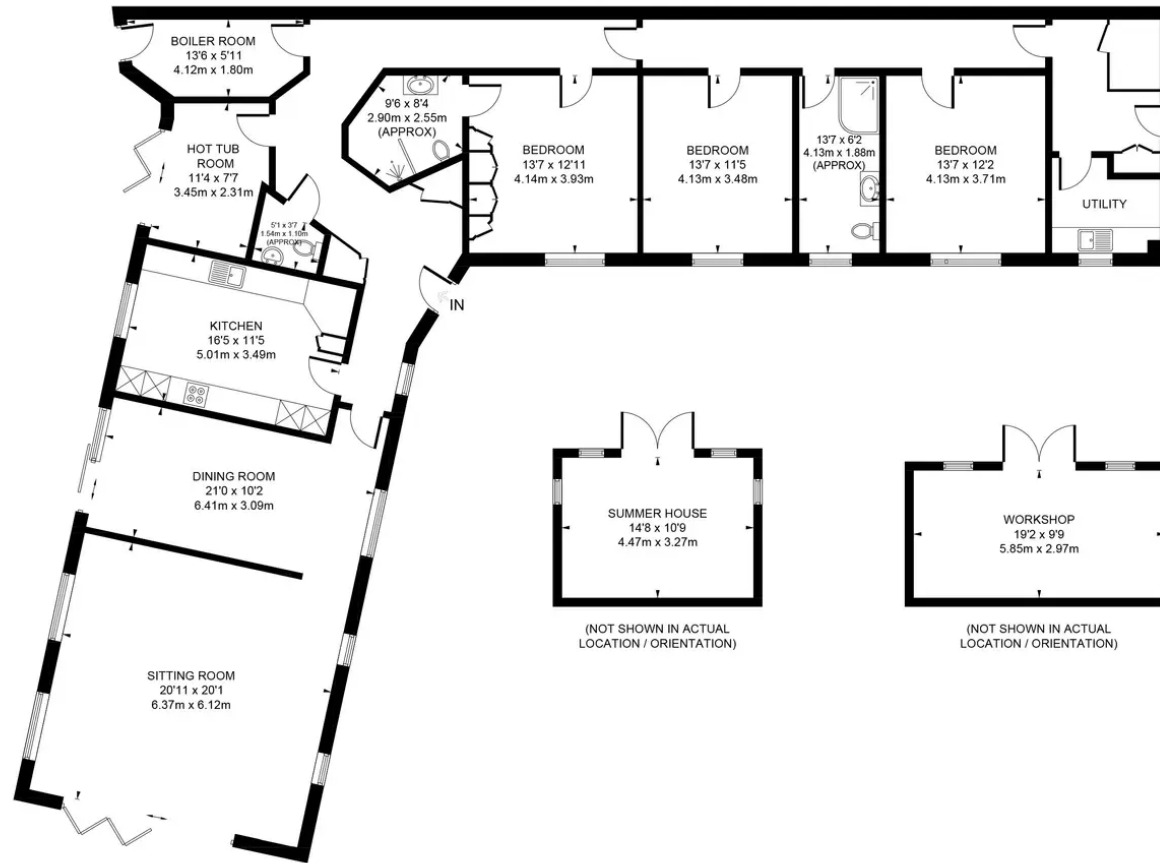


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1037379)

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