



The Grey House Top Road, Hooe, TN33 9EN

Guide Price £625,000





The Grey House Top Road

Hooe, TN33 9EN

- Many attractive period features - beamed ceilings, batten doors and fireplaces - including large inglenook fireplace to dining hall
- Private, mature gardens
- Village location, yet easily accessible to Battle, Bexhill and the coast
- Long kitchen/breakfast room with Aga
- Large detached outbuilding with scope for conversion - subject to any required consents
- Long driveway to courtyard with access to outbuilding and detached garage
- Four bedrooms - one with en suite facilities
- Four reception rooms - including large dining hall and double aspect sitting room
- Charming, unlisted detached period house of considerable character
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached period house of considerable character, set in private, mature gardens, well back from the road, in a small, easily-accessible hamlet, within easy reach of Battle, with its mainline railway station, and Bexhill and the coast. Understood to originally date from the 1730's, with later additions, this unlisted property was believed to be, at one time, the butcher's shop for the village and now provides an excellent residence providing much potential for improvement and an outbuilding with scope for conversion - subject to any necessary consents. The property provides four bedrooms - one with en suite bathroom, and four reception rooms including a large dining hall and a most attractive double aspect sitting room. There is also a good size conservatory with a southerly aspect, a long kitchen/breakfast room with Aga, bathroom, and two WC's. The house offers a wealth of period features including fireplaces - with a large inglenook fireplace to the dining hall, beamed ceilings and battened doors. Outside, a long driveway leads to a courtyard at the rear of the property, providing ample vehicle hardstanding and access to a detached garage and the large outbuilding, currently arranged as a further garage, workshop and store. Gas (LPG) central heating is installed.

Hooe is a small rural community, centred around the Red Lion Inn and village hall, with numerous country walks in the area. Bexhill and the coast are approximately five miles distant, with shops at Little Common approximately three miles. The town of Battle, with its mainline railway station, is about six miles distant.



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Enclosed Entrance Porch

Dining Hall 19'4 x 16'5 (5.89m x 5.00m)

Cloakroom

Sitting Room 18'4 x 12'2 (5.59m x 3.71m)

Study 16'1 x 11'6 max (4.90m x 3.51m max)

Conservatory 13'1 x 11'6 (3.99m x 3.51m)

Kitchen/Breakfast Room 26'7 x 10'2 (8.10m x 3.10m)

Rear Porch

Snug 14'9 x 6'11 (4.50m x 2.11m)

First Floor Landing

Bedroom One 16'5 max x 11'10 (5.00m max x 3.61m)

Bedroom Two 12'6 x 11'6 (3.81m x 3.51m)

Bedroom Three 10'10 x 9'10 (3.30m x 3.00m)



En Suite Bathroom

Bedroom Four 10'2 x 9'6 (3.10m x 2.90m)

Bathroom

Separate WC

Long Driveway & Courtyard

Detached Garage 19' x 11'10 (5.79m x 3.61m)

Detached Outbuilding - which comprises
33' x 15' (10.06m x 4.57m)

Garage 15'1 x 13'10 wide (4.60m x 4.22m wide)

Workshop 13'5 x 12'6 (4.09m x 3.81m)

Store 13'5 x 6'3 (4.09m x 1.91m)

Private Gardens

EPC Rating - G

Council Tax Band - G (Wealden District Council)





Floor Plans

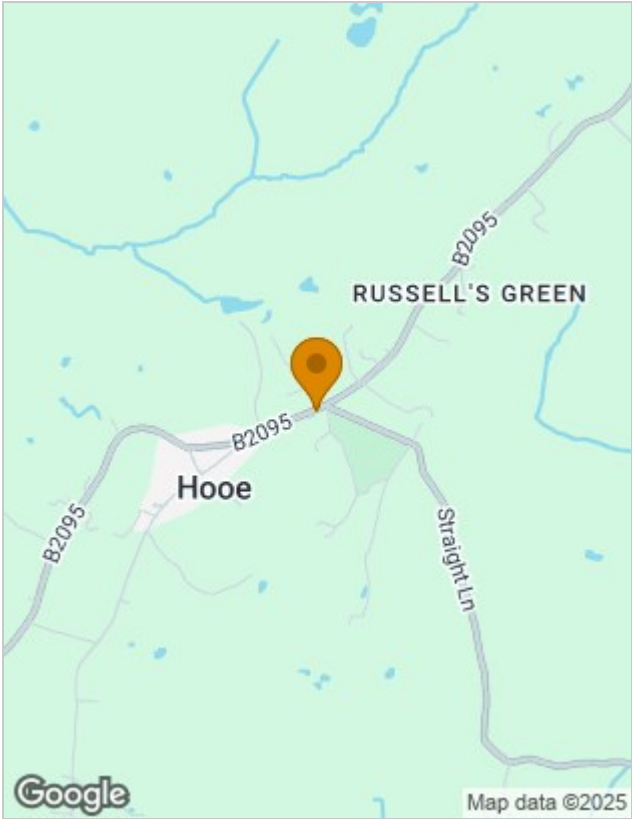


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

