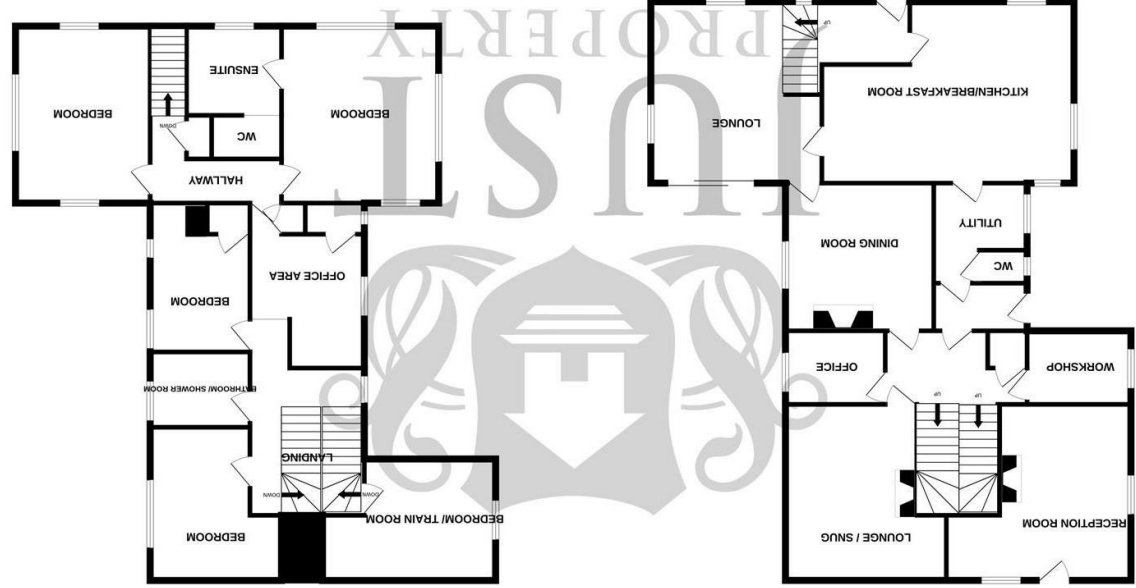


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	32
Potential	76



Measurements are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FLOORPLANS

Cheyneys, Church Lane, Guestling, TN35 4HU

www.justproperty.net



5 Bedrooms 5 Receptions 2 Bathrooms 2809.38 sq ft

Freehold

£899,650

Cheyneys, Church Lane, Guestling, TN35 4HU





5 Bedrooms 5 Receptions 2 Bathrooms 2809.38 sq ft

PROPERTY DETAILS

CHAIN FREE

An impressive and extremely well presented five bedroom, five reception room detached period family house, located at the end of a gravel driveway in a sought after semi-rural location in Guestling on the outskirts of Hastings within immediate walking distance of local countryside & woodland walks, local village Public Houses as well as being close to local schools, bus services connecting to the historic towns of Hastings & Rye and the beach at Pett Level.

The property accommodation has been lovingly cared for and now provides a wonderful opportunity to secure a stone built and extended detached period property set within its own grounds, properties such as this are rarely available.

There are five bedrooms, five reception rooms, en suite bathroom, separate first floor WC and family bathroom. The property accommodation is flexible & versatile and includes additional utility areas & workshop, separate ground floor WC, fitted kitchen and dining area which is the real heart of the home. The original building is approximately 400 years old and has been sympathetically extended overtime to create the stunning home we have today. The property benefits from UPVC double glazing and is available chain free.

Externally, the property has ample parking, a detached double garage, gardens that surround the property with useful storage areas and patio area. There is also an additional approximate acre of meadow and woodland opposite the property.

This is a wonderful opportunity to secure a spacious and highly desirable family home in the pretty Sussex village of Guestling, viewing is highly recommended by the vendors choice of sole agents, Just Property.

W3W itself/dome/distorts

Agents note - there is a public footpath which crosses the property and runs along the side of the driveway. The property comprises of four titles.

ROOM DIMENSIONS

Front Door
 Porch
 7'7" x 5'4" (2.33 x 1.64)
 Hallway
 11'3" x 6'7" (3.45 x 2.03)
 Stairs Up To
 Workshop / Utility
 8'9" x 5'10" (2.67 x 1.79)
 Reception Room
 14'7" x 11'0" (4.46 x 3.36)
 Lounge / Snug
 14'9" x 10'10" (4.52 x 3.31)
 Office
 8'7" x 7'1" (2.64 x 2.18)
 Dining Room
 14'7" x 11'8" (4.47 x 3.58)
 Family Lounge
 14'7" x 14'6" (4.46 x 4.42)
 Kitchen / Diner
 21'3" x 15'3" max (6.50 x 4.65 max)
 Utility Room
 6'11" x 6'5" (2.12 x 1.96)
 WC
 Rear Hallway
 7'5" x 5'3" (2.28 x 1.62)
 Staircase Up To Landing

Bedroom
 12'11" x 11'7" (3.96 x 3.55)
 Bedroom
 14'3" x 12'10" (4.36 x 3.92)
 En suite Bathroom
 7'3" x 5'5" (2.22 x 1.67)
 Office Area
 12'11" x 10'7" (3.96 x 3.24)
 Bedroom
 10'11" x 9'4" (3.33 x 2.86)
 WC
 Bath / Shower Room
 9'4" x 6'9" (2.85 x 2.07)
 Bedroom
 14'10" x 11'4" (4.54 x 3.46)
 Bedroom / Train Room
 14'2" x 10'11" (4.34 x 3.35)
 Gravel Driveway
 Double Garage
 Off Road Parking
 Gardens
 Patio Area
 Wood Storage
 Woodland
 Pond

FEATURES

- CHAIN FREE
- Stunning Detached Family Residence
- Five Bedrooms
- Secluded Location
- Detached Double Garage
- Five Reception Rooms
- Surrounding Gardens
- Acre Woodland (Approx.)
- Kitchen / Dining Room
- Close To Schools / Amenities in Villages

