

- 3D Virtual Tour
- ~3500 SQFT
- 1/2 Acre Plot
- Kitchen-Breakfast Room
- Capacious Lounge
- Sweeping Garden Terrace
- Five Reception Areas
- Timber Workshop
- Expansive Driveway



Freehold  
**£724,995**

 4 BEDROOM

 5 RECEPTION

 3 BATHROOM

 2 GARAGE

St. Wilfrids Green, Hailsham

# St. Wilfrids Green, Hailsham

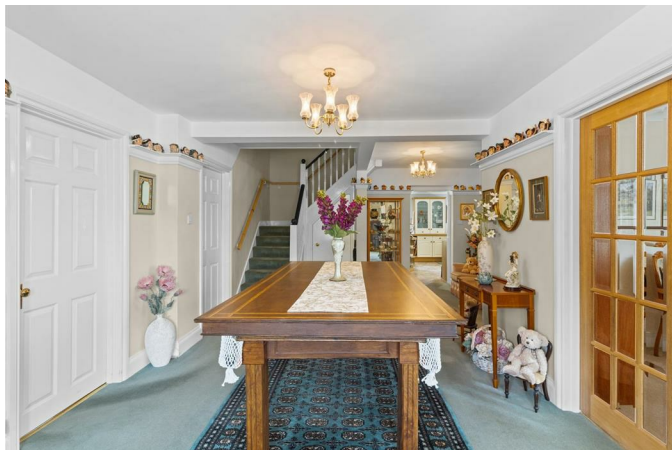
## DESCRIPTION

Discreetly positioned at the end of a private cul-de-sac and approached through a hedge-lined opening, this exceptional detached residence represents one of Hailsham's most remarkable hidden homes. Occupying grounds approaching half an acre and extending to over 3,400 sq.ft., the property combines substantial family accommodation with an extraordinary sense of peace, privacy and seclusion that belies its highly convenient position just moments from the town centre and its amenities.

Immaculately maintained and significantly enhanced by the current and previous owners, the house offers beautifully balanced accommodation arranged over two floors, with generously proportioned reception rooms including what is best described as a capacious lounge, as well as an impressive kitchen/breakfast room designed very much as the heart of the home, and four excellent bedrooms including a master suite with dressing room and en-suite facilities.

The approach immediately sets the tone. A mature front garden and expansive driveway provide parking for numerous vehicles alongside a detached double garage, above which sits a versatile additional room offering excellent annex, studio or home office potential, subject to any necessary consents. A substantial timber workshop further enhances the versatility of the property.

Properties offering this combination of scale, setting, privacy and versatility are exceptionally rare within Hailsham, and this is unquestionably a home that must be viewed to be fully appreciated.





## St. Wilfrids Green, Hailsham

---

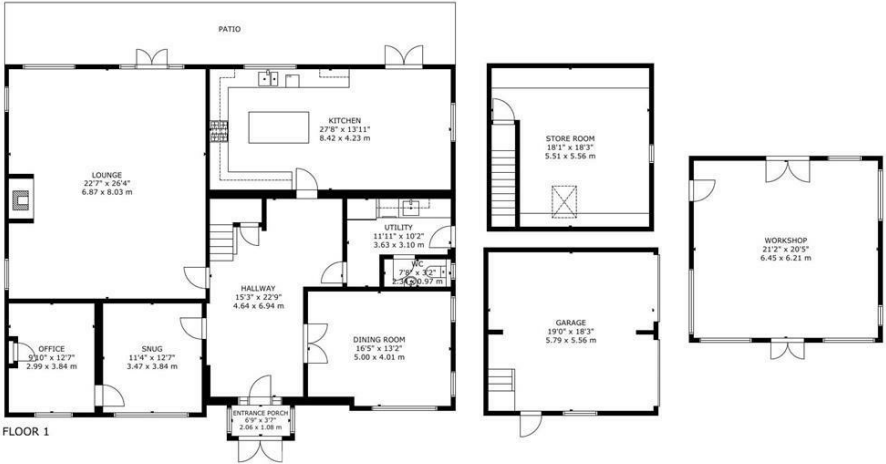
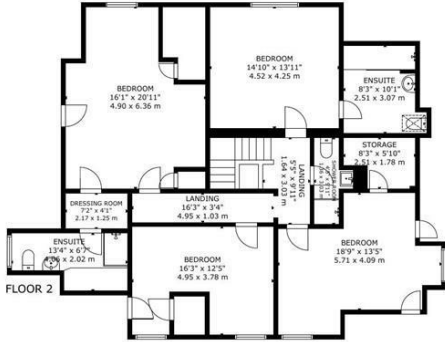
### The Gardens

The rear gardens are an outstanding feature of the property and have been thoughtfully landscaped to create a setting more reminiscent of a private country residence than a home so close to the town centre. A broad, sweeping terrace spans the rear elevation, perfectly positioned to enjoy the tranquil surroundings and providing extensive space for outdoor entertaining and seating areas. Elegant curved steps descend onto beautifully maintained lawns bordered by mature trees, established shrubbery and carefully stocked planting beds, all combining to create an exceptional sense of privacy and seclusion.

The gardens enjoy a wonderfully peaceful atmosphere with an almost park-like quality, offering picturesque outlooks from the house and an environment in which it is remarkably easy to forget that everyday amenities are just moments away.



# St. Wilfrids Green, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 319 m<sup>2</sup>/3,428 sq.ft  
 FLOOR 1: 185 m<sup>2</sup>/1,988 sq.ft, FLOOR 2: 134 m<sup>2</sup>/1,440 sq.ft  
 EXCLUDED AREAS: GARAGE: 32 m<sup>2</sup>/347 sq.ft, ABOVE GARAGE: 30 m<sup>2</sup>/328 sq.ft, WORKSHOP: 40 m<sup>2</sup>/432 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	<b>70</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

47 High Street | Hailsham | East Sussex | BN27 1AN

Tel: 01323 840444  
[www.stevensandcarter.co.uk](http://www.stevensandcarter.co.uk)

