

7 Orchard Grange, Lower Dicker, East Sussex, BN27 3PA

£675,000

MANSELL McTAGGART

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7 Orchard Grange

Lower Dicker, Hailsham

A beautifully positioned modern family home adjoining communal woodland, with a swimming pool and adjoining double garage. Forming part of a small private estate in a semi-rural location, conveniently located close to Bedes school and open countryside.

7 Orchard Grange an executive style five bedroom three bathroom family home with wonderful flowing living accommodation on the ground floor. The property occupies a pleasant corner plot within a private estate. The neighbouring woodland is a particular feature and provides a pleasant aspect and seclusion.

The property is entered via an entrance porch, there is a spacious reception hall with a cloakroom found nearby. There is a study, a formal dining room which has a set of double doors opening in an impressive sitting room which has a central fireplace and wood burning stove and a set of French doors opening to the rear garden. The kitchen/breakfast room has been fitted with a matching range of units to eye and base level with integrated appliances, built-in as gas hob and double ovens. And nearby by is the utility room. Continuing from the kitchen is an impressive fully glazed conservatory/garden room.















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The first floor provides a galleried landing, there are five bedrooms, four of which have built-in wardrobes. The principal bedroom and guest bedroom have an en-suite shower room. And lastly there is a family bathroom comprising a white suite and enclosed bath.

Outside, the front of the property is approached via a brick paved driveway which in turn leads to the double garage which have electric doors. The rear garden has been beautifully arranged, flanked by nature beds. There is a level lawn a raised decked terrace with swimming pool and to one side is a hot tub and timber shed.

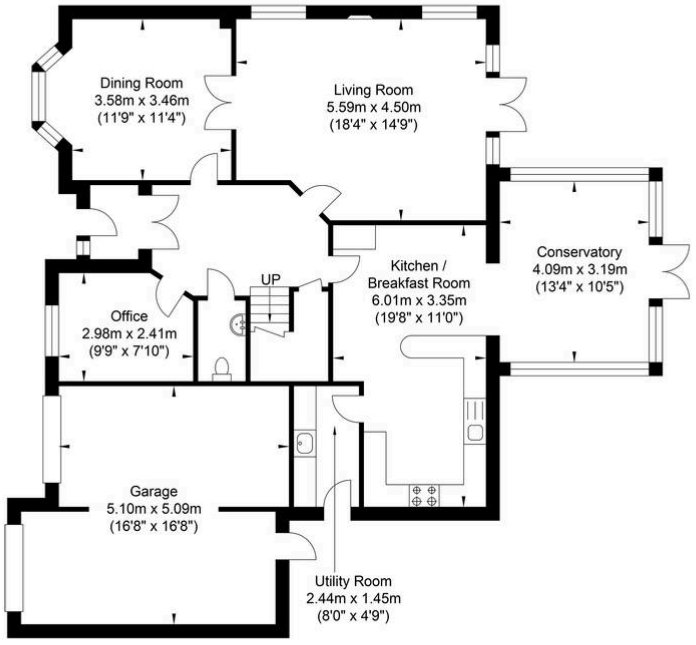
Current estate charge: £100.00 pa subject to a yearly review due in May 2027.

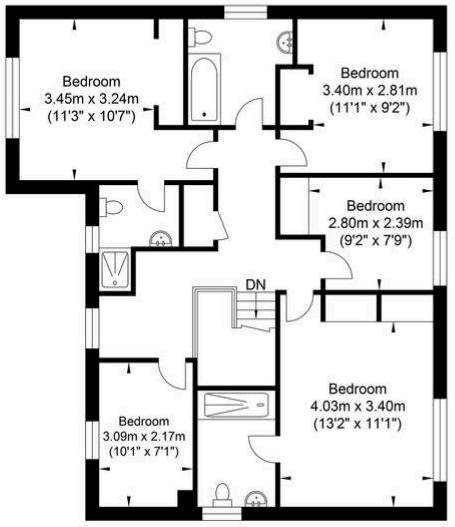
EPC D Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Council tax band G

Tenure: Freehold

Orchard Grange





Ground Floor
Approximate Floor Area
1422.12 sq ft
(132.12 sq m)

First Floor
Approximate Floor Area
945.39 sq ft
(87.83 sq m)

Approximate Gross Internal Area (Including Garage) = 219.95 sq m / 2367.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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