



# Hailsham Grange

Vicarage Road, Hailsham, East Sussex, BN27 1BL

Batcheller  
Monkhouse

# HAILSHAM GRANGE

**An exceptional and handsome Grade II\* Listed former rectory with light and spacious accommodation and very good ceiling heights, amidst stunning gardens and grounds of about 0.74 of an acre. In addition, there is a detached coach house with two self-contained apartments.**

- Dining Hall
- Drawing Room
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Boot Room
- Utility Room
- Cloakroom
- Cellar

## First Floor:

- 3 Bedrooms (Main Bedroom is en suite)
- Morning Room/Bedroom 4
- Bathroom 2

## Second Floor:

- Self-contained Nursery: comprising Sitting Room, Dining Room/Bedroom 7, 2 further Bedrooms, Kitchen, Bathroom

## Outside:

- Beautiful landscaped Gardens of about 0.74 of an acre

## Detached former Coach House:

- ground floor comprising Garage/Workshop, Studio, Utility Room, WC
- first floor 2 self-contained Apartments each with Sitting Room, Bedroom, Kitchen and Bath/Shower Room

## AMENITIES

Hailsham Grange is set back from the road behind a high brick wall and hornbeam hedge with an in-and-out driveway. St Mary's Church is adjacent and the High Street is about 200 yards, providing a comprehensive range of shops, including two supermarkets, cinema and a leisure centre with swimming pool.

The larger coastal town of Eastbourne is about 8 miles and has a broad range of amenities as well as two theatres, an annual international tennis competition championship and Eastbourne Airborne international air show.

Polegate mainline station (London Victoria) is about 3.5 miles and the A22 lies a short distance to the west of Hailsham, connecting via the A27 to Lewes and Brighton which are about 14 and 25 miles respectively. Gatwick Airport is about 39 miles and Glyndebourne is about 12 miles.

State and private schools within reach include Grovelands Primary School and Hailsham Community College; Bede's at Upper Dicker; Moira House and Eastbourne College at Eastbourne.

## DESCRIPTION

Hailsham Grange is an exquisite Grade II\* Listed property (referred to by Pevsner) which was formerly the vicarage and believed to have been built between 1701 and 1705 for the Reverend Thomas Hooper.

The architectural style of the house exemplifies what many refer to as the Mary-Anne style which reflects the Dutch domesticity of the William and Mary period, combined with the more grand and formal style of the Queen Anne period.

The elevations are of red brick with alternate grey headers, attractive sash windows with shutters, a central panelled front door with painted rusticated surround with fluted Ionic pilasters and pediment above, all beneath a slate mansard roof. Gas fired central heating.

The house is beautifully presented and the stylish yet manageable accommodation exudes great charm. There is an impressive dining hall with marble fireplace, display alcove with cupboards beneath, cornicing and two Ionic columns and views over the front garden. The drawing room is an impressive room with an open Adam fireplace (formerly at Derby House, London), sash windows to the front overlooking the garden, a Regency bay with built-in book shelving, and a door to the conservatory.





Downstairs there is also a sitting room and the kitchen/breakfast room gives a delightful aspect through French doors onto the rear terrace and garden.

An elegant staircase leads to the first floor with finely twisted balusters and an arched sash window overlooking the garden. The accommodation provides a good deal of versatility with one of the bedrooms currently being used as a morning room.

The Nursery Flat on the second floor is approached by a separate staircase from the boot room, with sitting room, dining room, kitchen, two bedrooms and a bathroom.

## THE COACH HOUSE

The Coach House has its own separate entrance onto a cobbled wall-enclosed courtyard located to the north east of the house and is believed to date from the 1720s. It is Grade II Listed, constructed of red brick beneath a hip tiled roof. Electric heating system.

The current owners have formed two delightful, well-presented one-bedroomed apartments on the first floor. These can provide a useful additional income. On the ground floor there is a utility room and WC, studio and garage/workshop.

## OUTSIDE

Hailsham Grange is approached from the road via an in-and-out gravel driveway with white painted five bar gates hung on brick pillars. The property is set back from the road behind a high brick wall and hornbeam hedge. The front garden is formally laid out with box hedging and obelisks, flower borders and areas of lawn.

To the rear of the house lies a magnificent garden which has been created by the current owner, and was greatly inspired by the gardens at Sissinghurst Castle. There is a broad York stone terrace, well stocked herbaceous borders, areas of parterre with clipped box hedging, hornbeam walkway, beech hedges, gravel paths and a lovely symmetrical white garden with a fountain, a beautiful summerhouse and an outlook towards St Mary's Church.

To the rear of the Coach House and screened from the main garden by a clipped beech hedge is a small vegetable garden with a greenhouse.

The garden has been opened on behalf of the National Gardens Scheme for over 20 years for various local charities and has been featured in numerous national and international magazines, including Country Life. The gardens and grounds in all extend to about 0.74 of an acre.



**Battle**  
01424 775577  
battle@batchellermonkhouse.com

**Haywards Heath**  
01444 453181  
hh@batchellermonkhouse.com

**Pulborough**  
01798 872081  
sales@batchellermonkhouse.com

**Tunbridge Wells**  
01892 512020  
twells@batchellermonkhouse.com

**London**  
Mayfair Office  
mayfair@batchellermonkhouse.com





## DIRECTIONS

At the southern end of Hailsham high street turn left immediately before HSBC bank into Vicarage Road. Proceed along Vicarage Road and the entrance drive leading to Hailsham Grange will be found on the left after approximately 200 yards.

### Additional Information:

**Local Authority:** Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX Telephone: 01892 602010 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services:** Mains water, electricity and gas (not checked or tested). Private drainage to the main house. Mains drainage to the Coach House.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number SX18024



**REGION: £1,250,000 - £1,350,000**

## VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577



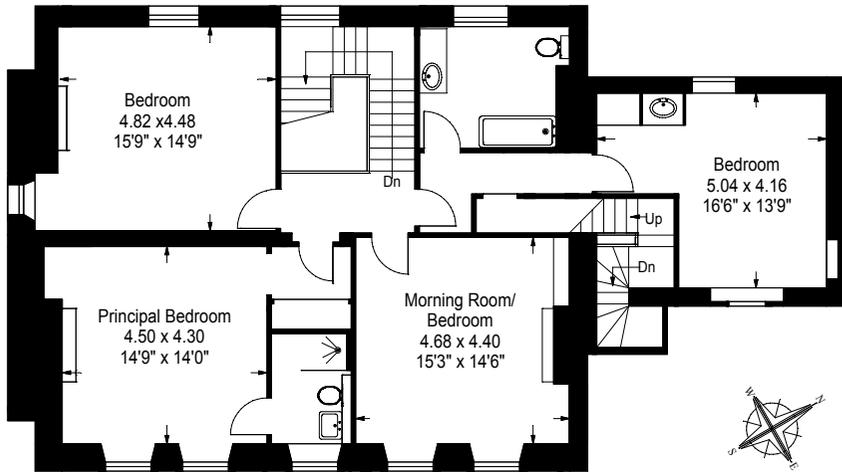
NOTE: Batcheller Monkhouse give notice that: 1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact; 2. The particulars do not constitute any part of a Contract; 3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact; 4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested; 5. All measurements and distances are approximate; 6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property; 7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority; 8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

# Hailsham Grange

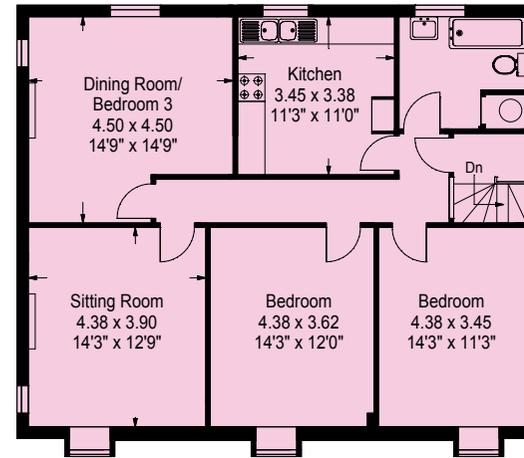
Approximate  
 Gross Internal Floor Area  
 House: 430sq.m. or 4629sq.ft.  
 (Includes Cellar & Staff Flat)  
 Garage & Studio 79sq.m. 850sq.ft.  
 (Includes Utility Room)  
 First Floor Apartments 74sq.m. or 797sq.ft.

- Denotes integral second floor nursery/staff flat
- Denotes self contained Coach House Apartments

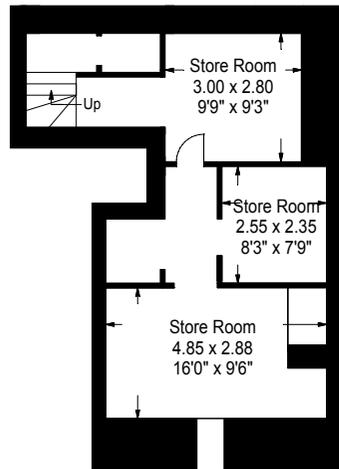
Floor plans prepared to provide a layout and location of the accommodation, and for illustrative purposes only.



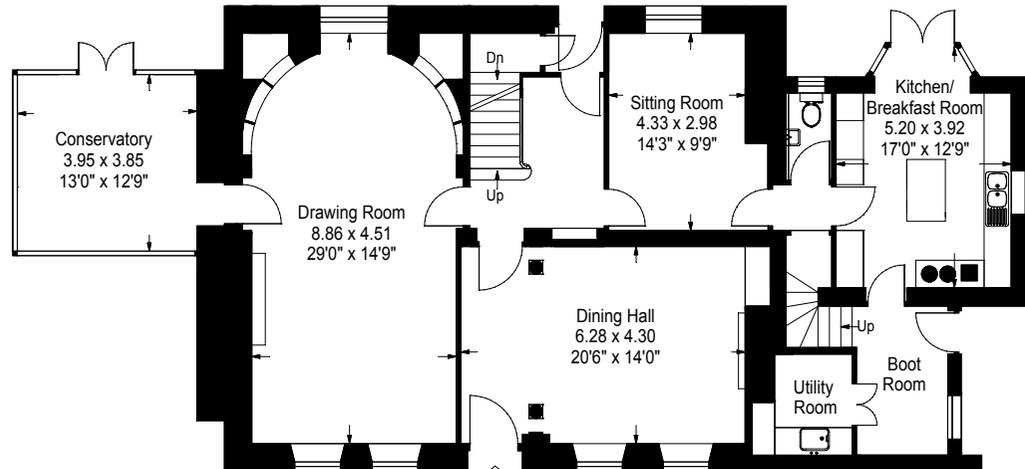
First Floor



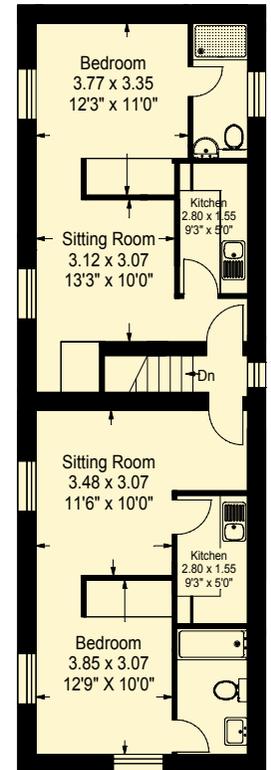
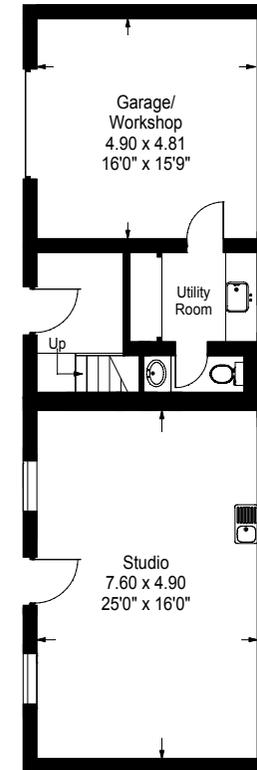
Second Floor



Cellar



Ground Floor



Garage/Workshop

Bedroom