



THE TANNERIES
MAGHAM DOWN, HAILSHAM - £735,000



High Hedges

4 The Tanneries, Magham Down,
Hailsham, BN27 1QT

Reception Hall - Downstairs Cloakroom - Study - Triple Aspect Sitting Room - Stunning Open Plan Kitchen/Dining/Family Room - With Bi-fold Doors - Utility/Laundry Room - Galleried Landing - Four Double Bedrooms - Family Bathroom Plus En-suite Shower Room - Balcony To Master Bedroom With Far Reaching Views - Secluded Gardens To Three Sides Of The Property - Single Garage - Driveway Providing Parking For Three Further Vehicles

A beautifully appointed four double bedroom detached family home situated in a highly desirable private cul-de-sac location in the small village of Magham Down. The property features a stunning bright and spacious open plan kitchen/dining/family room with bi-fold doors opening to the garden, laundry room, study and balcony to the master bedroom enjoying spectacular countryside views. Secluded gardens surround the property and there is ample parking with a single garage and driveway for three further vehicles. NO ONWARD CHAIN.

RECEPTION HALL:

Part double glazed composite front door with double glazed side windows. wall-mounted thermostat. Radiator.

CLOAKROOM:

Double glazed window. WC. Wash basin. Tiled floor and part-tiled walls. Chrome heated towel rail.

SITTING ROOM:

Triple aspect with double glazed windows and double glazed French doors leading to the garden. Wooden flooring. Wood burning stove.

STUDY:

Double glazed window. Radiator.



KITCHEN/DINING/FAMILY ROOM:

A stunning bright room with contemporary grey gloss-fronted fitted wall and base cupboards. Kitchen units with Corian worktop, inset five-burner gas hob with stainless steel filter hood above. Inset 1.5 bowl stainless steel sink. Twin built-in ovens. Integrated dishwasher and fridge/freezer. Breakfast bar. Designer chrome radiator. Part-tiled walls. Wood flooring. Built-in storage cupboard. Two sets of bi-fold double glazed doors opening onto the garden. Double glazed roof windows. Inset spotlights.

UTILITY/LAUNDRY ROOM:

Matching grey gloss-fronted wall and base cupboards. Laminate worktop with inset 1.5 bowl stainless steel sink. Space for washing machine and tumble drier. Double glazed French doors leading to the garden. Wood floor. Radiator. Door to the garage.

Stairs leading to:

GALLERIED LANDING:

Access to the loft with pull-down ladder. Radiator.

BEDROOM ONE:

Double glazed French doors with Juliet balcony. Large double built-in wardrobe. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed window. Large walk-in shower cubicle with thermostatic shower. WC. Wash basin with cupboards under. Tiled floor. Part-tiled walls. Chrome heated towel rail. Extractor fan.

BEDROOM TWO:

Dual aspect with double glazed French doors and Juliet balcony plus further double glazed door leading onto BALCONY with glass balustrade overlooking the garden and far reaching countryside views. Radiator.

BEDROOM THREE:

Double glazed window overlooking the garden. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

BEDROOM FOUR:

Double glazed window overlooking the garden. Radiator.

FAMILY BATHROOM:

Panel enclosed bath. WC. Wash basin with cupboards under. Shower cubicle with thermostatic shower. Part-tiled walls. Tiled floor. Chrome heated towel rail.

OUTSIDE:

The property is approached via its own driveway providing parking for three cars and leading to the single garage with up-and-over door, power, light and mezzanine storage area. Extremely well-maintained gardens surround the property with areas of lawn, mature hedging, a large paved patio area, timber storage shed, outside tap and gated side access.



SITUATION:

The property is situated in a private cul-de-sac in the small village of Magham Down. The larger town of Hailsham is only a short drive away providing comprehensive shopping facilities with primary & secondary education. The coastal resorts of Eastbourne and Bexhill are approximately 10 miles away. Train stations to London can be found in the nearby town of Polegate providing a service of trains to our Capital. Gatwick International Airport can be reached in approximately an hour's drive.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas-fired
- Planning Permission - Application WD/2023/2608 declined but currently being appealed

AGENTS NOTE:

We understand there is a planning application to build a single dwelling behind High Hedges. Planning reference WD/2023/2608, which was refused on 11/01/2024 and is currently being appealed.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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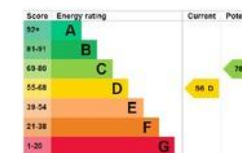
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First Floor



Ground Floor



Approx. Gross Internal Area 1952 ft² ... 181.4 m²
(Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.