



**Moloney**  
COUNTRY PROPERTY



**EDGINGTON**    CRIPPS CORNER



## **EDGINGTON, CRIPPS CORNER, STAPLECROSS, EAST SUSSEX. TN32 5RY**

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**A** SUBSTANTIAL, DETACHED, CHARACTER FAMILY HOME, SITTING IN JUST UNDER AN ACRE OF LANDSCAPED GARDENS, ON THE RURAL OUTSKIRTS OF THE VILLAGE. **ACCOMMODATION, OVER 4 FLOORS INCLUDES A RECENT EXTENSION COMPRISING VAULTED KITCHEN, DINING & FAMILY ROOMS, 2 ELEGANT RECEPTION ROOMS, STUDY AND CELLAR. 6 FIRST FLOOR BEDS, INCLUDING POTENTIAL ANNEXE AND SECOND FLOOR MASTER SUITE. DETACHED DOUBLE GARAGE, AMPLE PARKING, LARGE WORKSHOP/STORE, ENCLOSED KITCHEN GARDEN WITH GREENHOUSE & LEVEL REAR GARDEN WITH LARGE PAVED TERRACE. VIEWING HIGHLY RECOMMENDED.**

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**LOCATION:** Staplecross in East Sussex lies 6 miles north east of Battle and 10 miles west of Rye on the B2165. The village has an excellent local shop and post office, a pub, The Cross Inn, a primary school, church and village hall. The historic market town of Battle provides a wider range of local services including well known high street names as well as boutiques and restaurants. Hastings is 9 miles South and Tunbridge Wells 22 miles north west.

**HISTORY:** Staplecross lies in the parish of Ewhurst (Green) with its medieval 12th-century church dedicated to St. James the Great. Nearby Bodiam (1.5 miles), famous for its medieval castle, was originally a port and major crossing point from Battle into North Kent and home of the de Bodeham family. During the Middle Ages and later it was the central point of the Hundred of Staple, consisting of the villages of Northiam, Ewhurst Green, Bodiam, and Sedlescombe. The 'Hundred' was a Saxon territorial sub-division, named possibly because it contained 100 families, or provided 100 men-at-arms for the area.

Ewhurst and Bodiam were historically one of the South-East's main hop-growing areas, primarily growing hops for Guinness, hence the number of oast houses in the surrounding area. To the south-west of Staplecross lies the historic town of Battle, site of the Battle of Hastings, where William, Duke of Normandy, defeated King Harold II to become William I in 1066. Historically, Staplecross was part of the Battle Abbey estate.

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The area is renowned for the quality, choice and commitment to excellence of its educational system in both the public and private sector. Noteworthy schools in the area include: Vinehall, Claremont, St Ronan's, Marlborough House, Buckswood and Benenden in the private sector. Staplecross and Sedlescombe village primary schools, Battle & Robertsbridge offer further schools in both the primary and secondary age groups.

Battle and Robertsbridge both have mainline stations providing services to London Charing Cross, London Bridge and Cannon Street via Tunbridge Wells, Tonbridge & Sevenoaks. Ashford International Station is some 45 minutes drive away with trains to St Pancras and Eurostar services to Europe. The motorway network can be accessed to the north the M25 at Junction 5 north of Sevenoaks (A21).

**ACCOMMODATION LIST:** PORCH, ENTRANCE HALL, CLOAKROOM, DRAWING ROOM, DINING ROOM, STUDY, CELLAR, INNER HALL, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, BOOT ROOM. 1ST FLOOR LANDING, 4 DOUBLE BEDROOMS, SHOWER ROOM, INNER LANDING, CLOAKROOM, 2 DOUBLE BEDROOMS, SHOWER, STAIRS TO 2ND FLOOR BEDROOM WITH EN-SUITE BATHROOM, BEDROOM/ NURSERY/DRESSING ROOM. COVERED PORCH. DRIVEWAY PROVIDING AMPLE PARKING, DETACHED DOUBLE GARAGE, LARGE WORKSHOP/STORE, KITCHEN GARDEN WITH GREENHOUSE. REAR GARDEN WITH RAISED TERRACE.



Wooden front door to:

**PORCH:** Two small windows to either side. Quarry tiled floor. Door to:

**ENTRANCE HALL:** Sash window to the front. Door to the rear (not currently in use) with high level window above. Stairs to the first floor.

**CLOAKROOM:** Fitted with white suite comprising WC, hand basin with white high gloss storage cupboard below. Tiled floor. Ladder style heated towel rail.

**CELLAR:** Stone steps down to dry storage area.

**DRAWING ROOM:** Double aspect room with sash window & full height glazed panels to the side, double doors leading out to the rear paved terrace. Fire surround inset with basket for open fire on tiled hearth. Wall light points. Coved ceiling.

**DINING ROOM:** Double doors leading out to the rear terrace with matching panels to both sides, window through to the kitchen/ dining/family room.

**STUDY:** Sash window to the front.

Door to: **INNER HALL:**

**KITCHEN/DINING/FAMILY ROOM:** Double glazed window enjoying views over the rear garden and countryside beyond, second window to side. Fitted with comprehensive range of pale duck egg blue base and wall units with Corian worktops over, inset with 1 1/2 bowl, single drainer sink unit. Double oven gas fired Aga with Aga Companion to side, extractor over, set in tiled surround. Siemens integrated dishwasher. Space and plumbing for fridge/freezer. Shelved larder/storage cupboard with built in bookshelves alongside. Vaulted ceiling with exposed timbers. Amtico wood effect floor. Opening to dining area with double doors leading out to the rear and to the side paved terrace, sash windows alongside & sitting area with TV point.

**UTILITY ROOM:** Sash window to the front, window to side. Fitted with base units with laminate worktop over, inset with 1 1/2 bowl, single drainer stainless steel sink unit. Tiled splash-backs. Plumbing for washing machine, space for tumble dryer. Full height cupboards. Matching Amtico floor.

**BOOT ROOM:** Sash window to side, matching window to the front, door leading out to the covered porch at the front. Double doored storage cupboard with hanging rail shelf over. Base units with worktop over. Baxi gas fired boiler. Inset ceiling lights.











Stairs to:

**FIRST FLOOR LANDING:**

**BEDROOM:** Double aspect with sash windows to side and rear enjoying far reaching rural views.

**BEDROOM:** Double aspect with sash windows to side and front enjoying far reaching rural views.

**BEDROOM:** Sash window to the rear.

**BEDROOM:** Window to the front.

**SHOWER ROOM:** Part obscure glazed sash window to the front. Fitted with white suite comprising WC, pedestal hand basin with tiled splash-back, double mirror doored cabinet over. Fully tiled shower cubicle with curved screen to side & power shower, coordinating tiled floor. Airing cupboard housing hot water tank with slatted shelves.

Door to:

**INNER LANDING:**

**BEDROOM:** Sash window to the front.

**BEDROOM:** Sash window to the rear with tiered seating enjoying far reaching rural views.

**WC:** Fitted with white suite comprising WC & pedestal hand basin with tiled splash-back. Part sloping ceiling, extractor. Double doored storage cupboard. Cork tiled floor.

**SHOWER:** Tiled shower cubicle, fitted with power shower.

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Door with stairs to:

**SECOND FLOOR BEDROOM:** Velux window to the front, double glazed window to the rear enjoying views over the rear garden and countryside beyond. Fitted with range of bi-folding doored wardrobe cupboards with hanging rails.

**EN-SUITE BATHROOM:** Velux window to the rear. Fitted with white suite comprising WC, pedestal hand basin and panelled bath set into tiled surround with storage cupboard to one end. Cork tiled floor.

**BEDROOM/NURSERY/DRESSING ROOM:** Two double glazed windows to the side looking over rose and vegetable gardens.



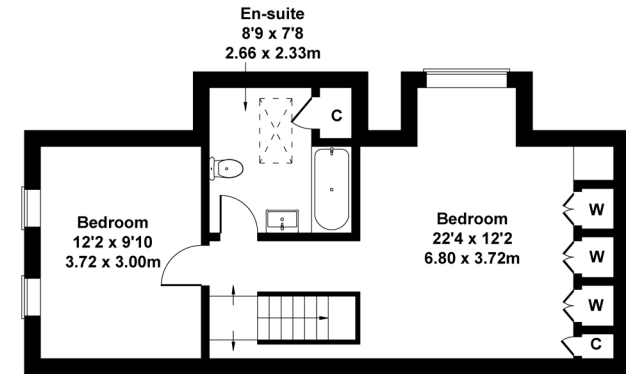




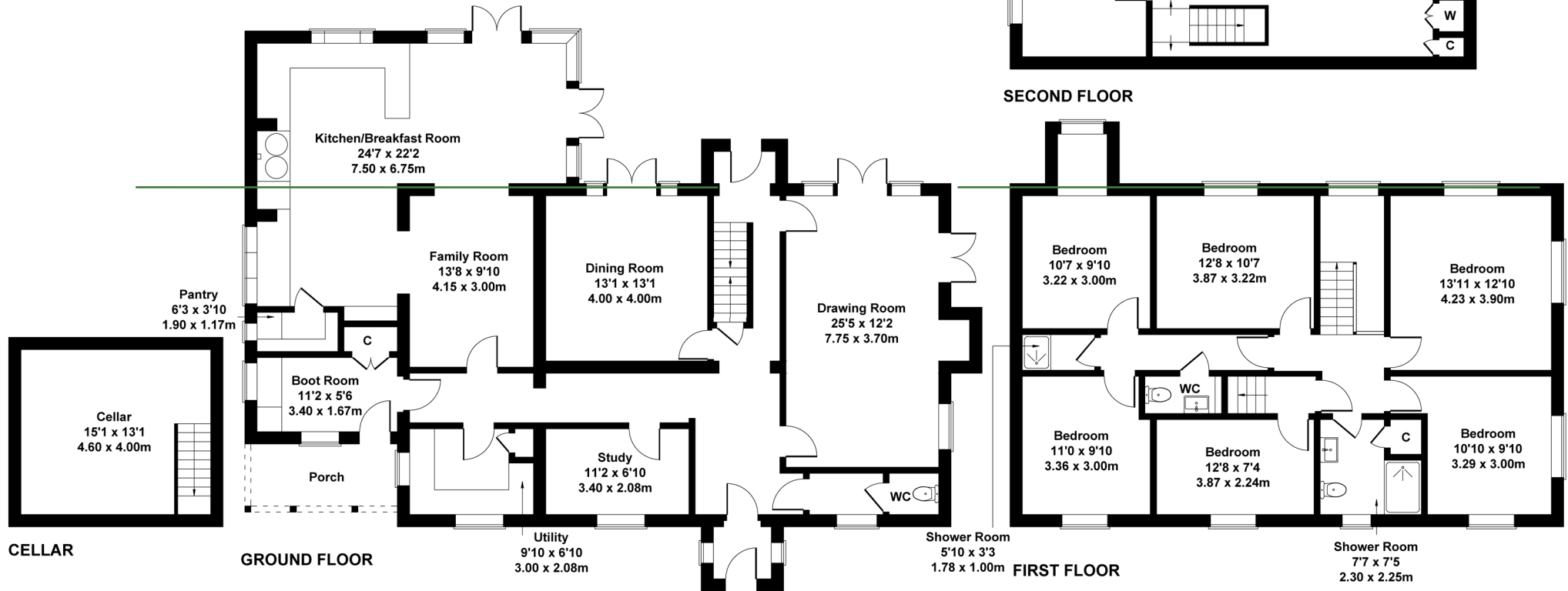
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Edgington

Approximate Gross Internal Area  
3434 sq ft - 319 sq m

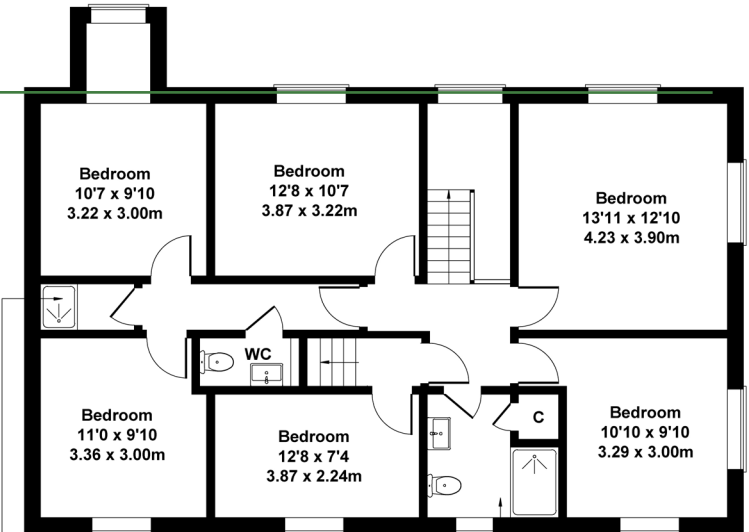


SECOND FLOOR



CELLAR

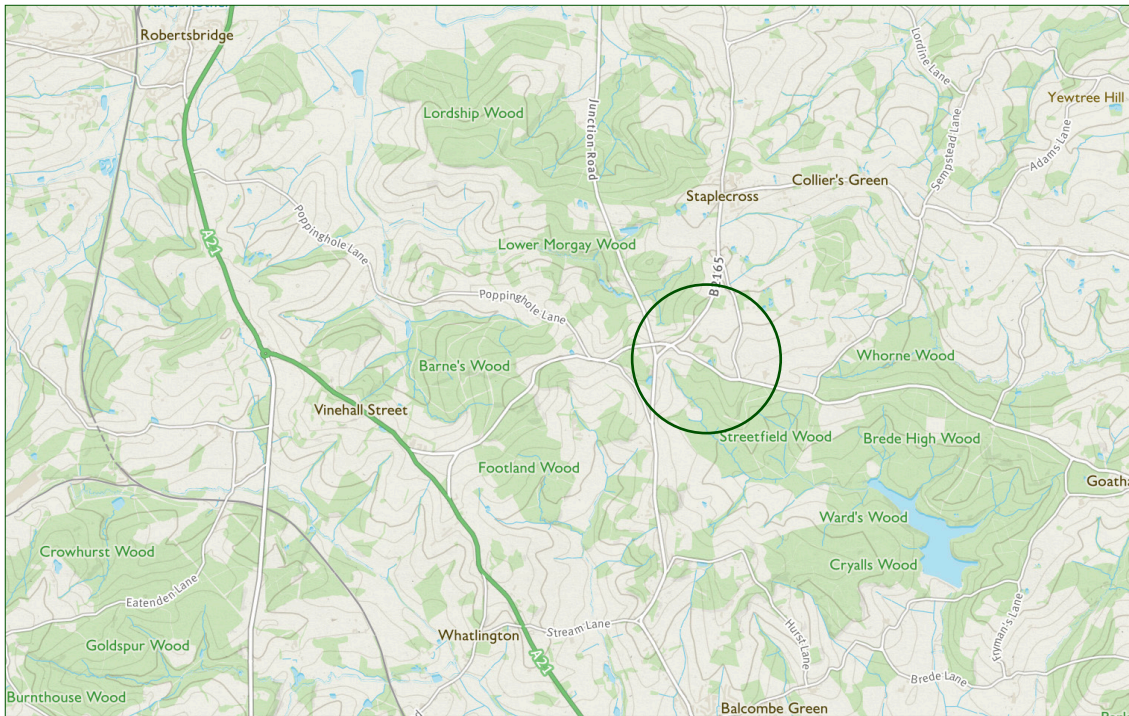
GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.





**OUTSIDE:** The property is approached from the road over an extensive driveway providing parking for many vehicles, with circular central planted bed, giving access to the detached double garage, with up and over door to the front, personal door to the side. To the rear of the garage is a large timber workshop/store with further area of hard standing. Steps lead down to a paved pathway which continues around the house leading to the front door and to boot room door, through the covered porch. To the side of the property is a raised area of rose planted beds with steps up to an enclosed kitchen garden with large greenhouse. The level rear garden is mainly laid to lawn with sleeper retained boundaries and mature planted beds and borders, steps lead up to a large paved terrace for alfresco dining & barbecues.

**FLOOR AREA:** 319 m<sup>2</sup> (3.434 ft<sup>2</sup>) Approx.

**SERVICES:** Mains water, gas and electricity are connected. Private drainage. Gas fired central heating. 14 photovoltaic solar panel recovery system. EV charger.

**EPC Rating:** 'C'

**COUNCIL TAX BAND:** 'G'

**LOCAL AUTHORITY:** Rother District Council

**TENURE:** Freehold

**DIRECTIONS:** Travelling on the A21 south towards Hastings, turn left onto the B2089 towards Cripps Corner and Rye, go straight over at the staggered crossroads, Edgington will be found on the left after a short distance.

**What3Words (Location):** [///hopesperextensionrejoins](https://www.what3words.com/#!/hopesperextensionrejoins)

**VIEWING:** All viewings by appointment through our offices. A member of the team will conduct all viewings, whether or not the vendors are in residence.

**IMPORTANT NOTICE:** Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property, whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

