



The Manor House

Old Road, Magham Down, East Sussex, BN27 1PS

Batcheller
Monkhouse

THE MANOR HOUSE

A handsome and picturesque Grade II Listed period house, privately situated in a rural but not isolated country lane location, with unspoilt views, together with mature gardens and farmland extending in all to about 10.6 acres

- Hall
- Cloakroom
- Fine Drawing Room
- Wonderful Dining Room with inglenook fireplace
- Study
- Kitchen/Breakfast Room with adjacent Playroom/Sitting Area
- Cellar

First Floor:

- 4 Bedrooms
- Bathroom
- Shower Room

Above:

- Attic Room

Outside:

- Garage Block with Guest Bedroom 5 and Bathroom
- Swimming Pool
- Established Gardens and Farmland - in all about 10.6 acres

AMENITIES

The Manor House is set back from a little used country lane and screened by high hedges in a semi-rural but not isolated location, yet only half a mile to the north of the A271, thus providing good road communications.

The popular village of Herstmonceux is about 1.4 miles and has a number of local shops, a post office, farm shop, public houses, restaurants, a village hall and a church. The town of Hailsham, with its broad range of amenities including a Waitrose supermarket, is some 2 miles and the coast at Eastbourne is about 12 miles.

Battle mainline station (London Bridge/Charing Cross) is some 11 miles and Polegate and Berwick stations (London Victoria) are about 5.7 and 7.2 miles.

State/private schools within reach include Herstmonceux Primary School; Hailsham Community College; Battle Abbey at Battle; Bede's at Upper Dicker; St Andrew's, Moira House and Eastbourne College at Eastbourne.

DESCRIPTION

The Manor House is a handsome and picturesque Grade II Listed period house which has been a much loved and well-maintained family home for the past 50 years. The elevations are red brick with grey headers, part tile hung, beneath a tiled roof and the interior has exposed timbering but is light and spaciouly planned with largely good ceiling heights.

The kitchen/breakfast room was enlarged in more recent times and there is an oil-fired central heating system.



Guest Bedroom
(above Garage)



The main features include:

- Front door to entrance hall with door through to the play/sitting room area, which in turn leads to both the dining room and also the kitchen/breakfast room, which has doors to the south-facing garden.
- The impressive dining room has an inglenook fireplace, quarry tile flooring, door to cellar and also door to the south-facing garden.
- The well-proportioned drawing room is triple aspect and also has an open fireplace. The study is a very cosy room and has an adjacent cloakroom.
- The staircase to the first floor divides, with one flight leading to the master bedroom with two good sized cupboards, adjacent bedroom 3 which is currently used as a dressing room, and a separate bathroom. The second flight provides access to two further bedrooms and a shower room. Above the master bedroom is a good sized attic room.
- At a slight remove from the house stands a substantial garage block, the first floor of which has been converted to create an excellent guest bedroom 5 and en suite bathroom.

OUTSIDE

The gardens and grounds at The Manor House create a wonderful and private setting with, to the front, level lawns, a wide brick terrace, pathways, roses, and a selection of shrubs, all bounded by established hedges.

The side and rear gardens are principally lawned with further hedges, area of light woodland, together with the sheltered heated swimming pool set in paved surround and enclosed by high hedges.

A tarmac drive leads from the lane and provides parking for a number of cars in front of the main house and garage block. The gardens extend to about 0.9 acres.

THE FARMLAND

This extends to about 9.7 acres, a gate provides access to this farmland from the garden, and there are two further gates onto Squab Lane.





DIRECTIONS

From the mini roundabout in the centre of Herstmonceux proceed in a westerly direction on the A271 towards Hailsham, passing "The Truggery" on the left. After a further 0.4 miles, take the next right into Old Road. Continue along this lane for 0.4 of a mile and the entrance drive to The Manor House will be found on the right.

Additional Information:

Local Authority:

Wealden District Council. Tel: 01892 602010

www.wealden.gov.uk

Services:

Mains electricity and water (not checked or tested)

No mains gas or connection to mains drainage

Links:

www.environment-agency.gov.uk, www.highways.gov.uk,

www.caa.co.uk, www.landregistry.gov.uk

Tenure:

Freehold. Land Registry Title Number ESX352170



GUIDE PRICE: £900,000 - £950,000

VIEWINGS

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

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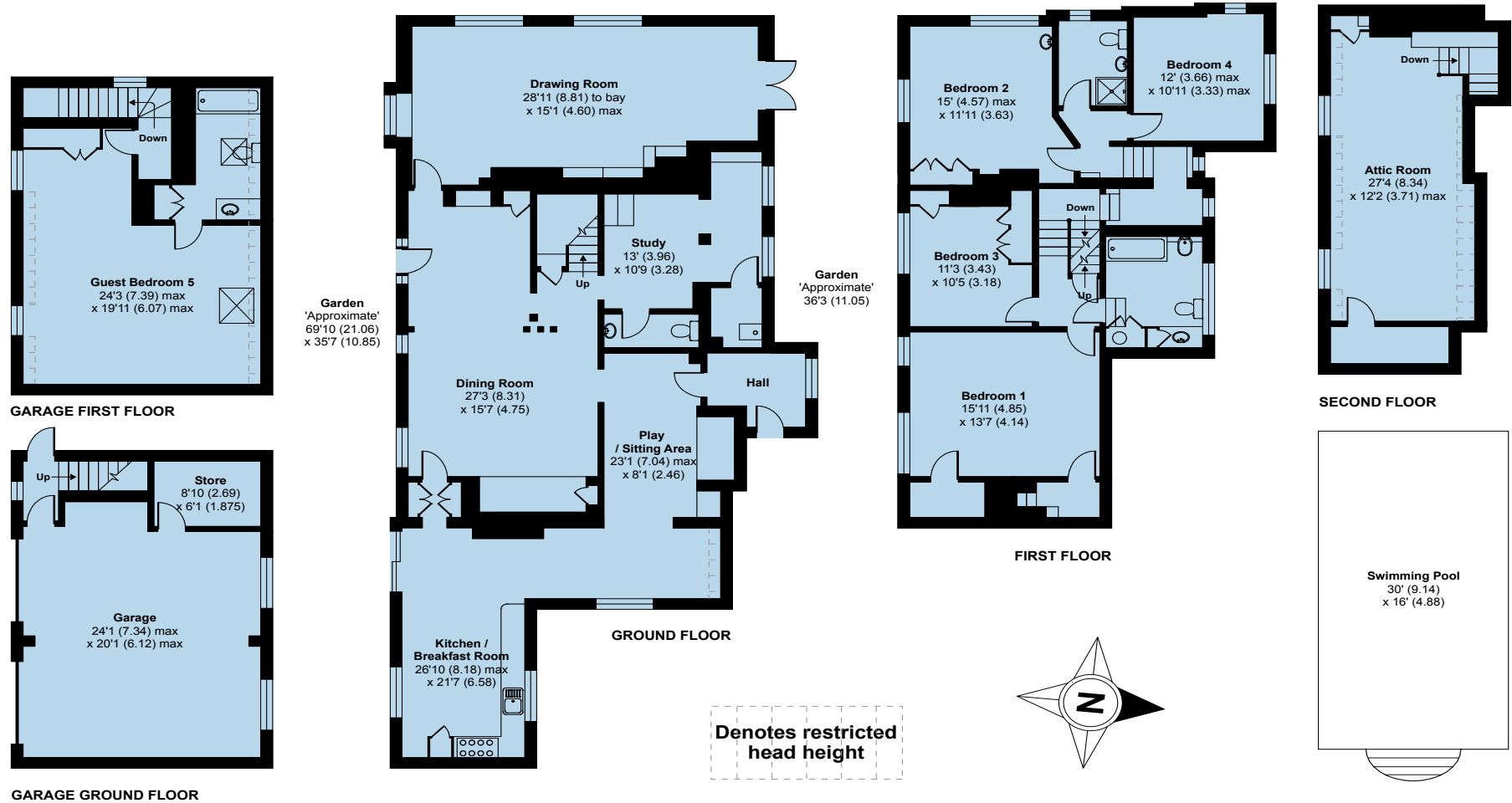
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APPROX. GROSS INTERNAL FLOOR AREA 3117 SQ FT 289.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



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