



Ellenhall, Ellenwhorne Lane, Staplecross, Robertsbridge

Land for sale

£1,200,000 Freehold

Description

CHAIN FREE ** APPROXIMATELY 20 ACRES ** ANCIENT WOODLANDS ** WELL PRESENTED ** SPACIOUS ** ENVIABLE AND SALUBRIOUS LOCATION ** GRADE II LISTED ** 16TH CENTURY ** PLANNING PERMISSION FOR TRIPLE GARAGE WITH RESIDENTIAL ACCOMMODATION ** MUST SEE

Milestone Sales are delighted to introduce to the market this exceptionally well presented, extended and much improved 4 double bedroom, 3 reception room 16th century grade II listed farmhouse. Situated in Staplecross this home enjoys a rural setting with tranquillity in abundance that permeates the atmosphere.

Renowned as an area of natural and outstanding beauty this home boasts a vast array of wildlife and rare foliage on its extensive grounds and ancient woodlands that provide shelter and citizenship for many peaceful inhabitants of wildlife. From stag grazing in the field to sheltering their offspring in the distant tree lines this home will bring nothing but joy and an appreciation for the surrounding environment where you can truly feel one with nature.

The SOUTHERLY facing farmhouse with its abundance of natural light has undergone an extensive transformation. A two-story extension has been added to the eastern elevations offering an extended kitchen dining experience with double aspect views for natural light permeation. To the rear of the property with its smooth



and peaceful running stream just below the treeline and again to the front of the property overlooking the land accompanying the plot to give you almost a panoramic exotic view of the grounds in its entirety. The living room boasts a vast amount of living space retaining much of its original features with its head height fire place, wooden beams and plenty of head room.

Upstairs you have 4 excellent sized bedrooms with the master having a well-proportioned en-suite with unique and customer designed stone sinks and gold ornamental feature taps that in my experience i have not witnessed before in addition to these details the en-suite and downstairs addition all benefit from under floor heating controlled via remote control.

The 24ft newly installed kitchen comes with integral appliances, skirting hover system, under cupboard lighting system with colour light control, win fridge, solid granite work surfaces, kitchen island with integral hob plate and built in extractor system which ejects from the island upon use.

The quality of materials in the house is unquestionably excellent, and anyone looking to enjoy a country property with a modern finish would highly be advised to schedule a viewing.

LOCATION

Staplecross is a village in the civil parish of Ewhurst and the Rother district of East Sussex, England. Staplecross is the largest settlement in Ewhurst parish, and is on a southern ridge of the valley of the River Rother which flows through Bodiam at the north of Staplecross.[1] The village is in the High Weald Area of Outstanding Natural Beauty.[2] In 2011 it had a population of 760
Staplecross is

24 miles of Lewes,
3 miles from A21 with routes to Tunbridge Wells, Croydon, Bromley
47 miles from London

Schools

2.1 miles from Vinehall School

Mountfield Heath School

- Ages 5-11 , Mixed

2.3 miles

Frewen College

- Ages 7-19 , Mixed

3.3miles

Darvell School

- Ages 4-16 , Mixed

3.3miles

Battle Abbey School

- Ages 0-18 , Mixed

4.4miles

ISP School Battle

- Ages 7-16 , Mixed

4.7miles
Claremont School
• Ages 1-19 , Mixed

5.1miles
St Ronan's School
• Ages 3-13 , Mixed

5.5miles
Marlborough House School
• Ages 2-13 , Mixed

5.6miles
Buckswood School
• Ages 10-19 , Mixed

6.1miles
Benenden School
• Ages 10-19 , Girls

7.4miles
Headstart
• Ages 5-21 , Mixed

8.0miles
Dulwich Prep Cranbrook
• Ages 2-13 , Mixed

8.6miles

Belle Vue School

• Ages 11-19 , Mixed

8.8miles

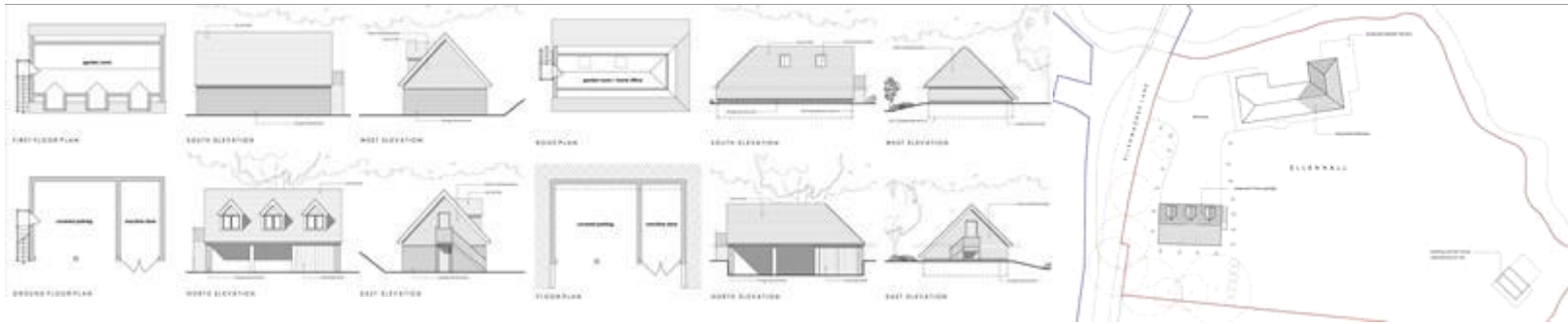
Greenfields School

• Ages 5-18 , Mixed

Tenure: Freehold

Tenure

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Viewing by appointment only
Milestone Group - Head Office
39-41 Seaside, Eastbourne, East Sussex BN22 7NB
Tel: 01323 635510 Email: james@milestonegroup.net Website: <https://milestonegroup.net>

