

Equestrian
& Rural



Godfreys

East Hoathly, East Sussex, BN8 6RB

**Batcheller
Monkhouse**

GODFREYS

A beautifully presented and adaptable Grade II Listed house of around 3,000 sq ft within attractive gardens and land totalling approximately 7.4 acres.

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Utility Room
- Cloakroom
- Study
- Further Cloakroom
- Master Bedroom with En-Suite Bathroom
- 2 Further Bedrooms
- Dressing Room/Bedroom 4
- Family Bathroom
- Detached Garage
- Attractive Gardens and Paddock
- In all approximately 7.4 Acres



AMENITIES

Godfreys is situated on the outskirts of the charming village of East Hoathly with its Post Office, Primary School, Public Houses and Church. Uckfield (approximately 4 miles) provides a wide range of shopping on its busy high street, including 2 major brand supermarkets, restaurants and a train station providing regular services to London in approximately 75 minutes. Heathfield (approximately 7.5 miles) provides further shopping whilst the popular and historic town of Lewes with its eclectic mix of shops, pubs and restaurants is approximately 8 miles distant. Further afield are the towns of Brighton and Tunbridge Wells, both approximately 18 miles. The area is surrounded by beautiful countryside including the Sussex Weald, the South Downs National Park and also Ashdown Forest. There is golf locally at the East Sussex National Golf Club, and Piltdown Golf Club.

DESCRIPTION

Godfreys is an attractive and beautifully presented period house with a central portion believed to date from the 17th century with later additions. The house offers around 2,960 sq ft of versatile accommodation, which with its generously proportioned rooms could easily be reconfigured to create additional bedrooms from the existing space, whilst there is also current planning permission in place to further extend the northern side of the house. The main elevations are brick and tile-hung under a traditional clay tiled roof. The main features include:

- Large Drawing Room with an impressive Inglenook fireplace with brick surround and solid oak flooring.
- Kitchen/Breakfast Room with range of bespoke oak units under Corian work surfaces, space for Rangemaster range with 4-ring electric hob, 2 integrated dishwashers, 2 integrated fridges and freezers and tiled floor.
- Bright and spacious double-aspect Garden Room with exposed brick walls and patio doors to the terrace and garden.
- Separate Dining Room with double doors linking it to the Garden Room, creating an ideal layout for entertaining.
- Study with independent Entrance and Cloakroom, making it ideal for running a business from home, or as a bedroom/annexe with potential for further extension under the agreed planning permission.
- Double-aspect Master Bedroom with vaulted ceiling and attractive views over the garden and paddock, En-suite Bathroom with roll-top





bath and separate shower.

- Guest Bedroom which, with the addition of a stud wall, could be split to create an additional bedroom. The planning permission also allows for the addition of an en-suite bathroom to this room.
- Family Bathroom with separate bath and double size shower, tiled walls and Amtico flooring.
- Dressing Room/Bedroom 4.

OUTSIDE

The gardens and land are a particular feature of Godfreys. The property is approached via a shared private lane with fields either side and through a 5-bar gate to a driveway which provides parking and access to a detached garage. The majority of the garden is laid to lawn interspersed with mature shrubs and trees which create a feeling of privacy. To the immediate rear of the house, and accessed via double doors from the garden room, is a paved terrace providing an outdoor entertaining area. Beyond the garden is a large single paddock which, with the addition of stabling, could be suitable for equestrian usage amongst others. The paddock can be easily viewed from the house and gardens.

DIRECTIONS

Heading south on the Uckfield bypass (A22) in the direction of Eastbourne, pass East Sussex National Golf Club and after crossing the roundabout at Halland, continue on the A22 for approximately 0.4 miles and turn right into the entrance to 'Halland Park Farm.' Bear left at the end of the shared private drive and the gate to Godfreys will be immediately in front of you.

Additional Information:

Local Authority: Wealden District Council. Tel: 01892 653311
www.wealden.gov.uk

Services: Mains electricity and water, oil-fired central heating (no mains gas). Private drainage (no 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 ESX2634 & ESX304234

GUIDE PRICE £1,000,000 - £1,100,000

VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

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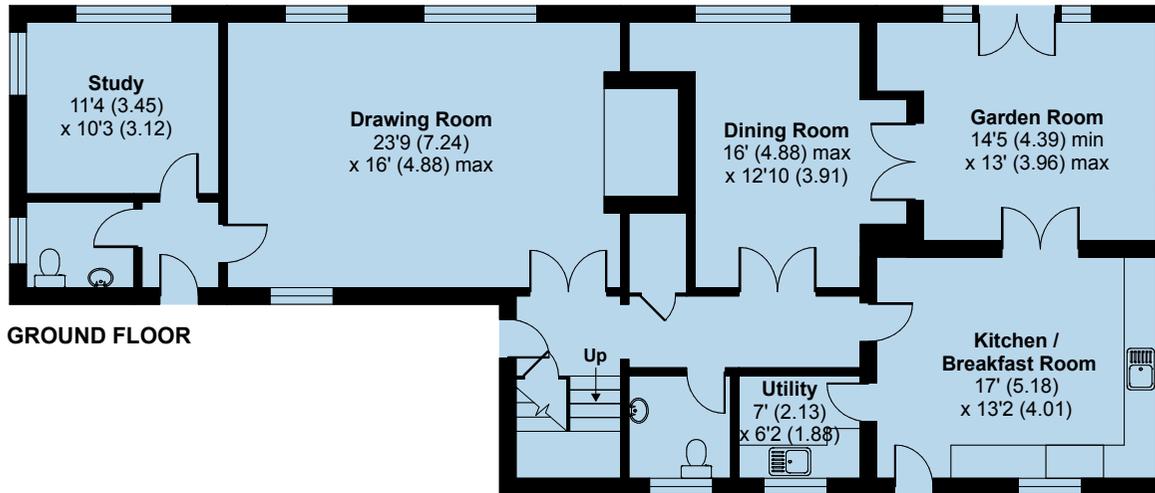
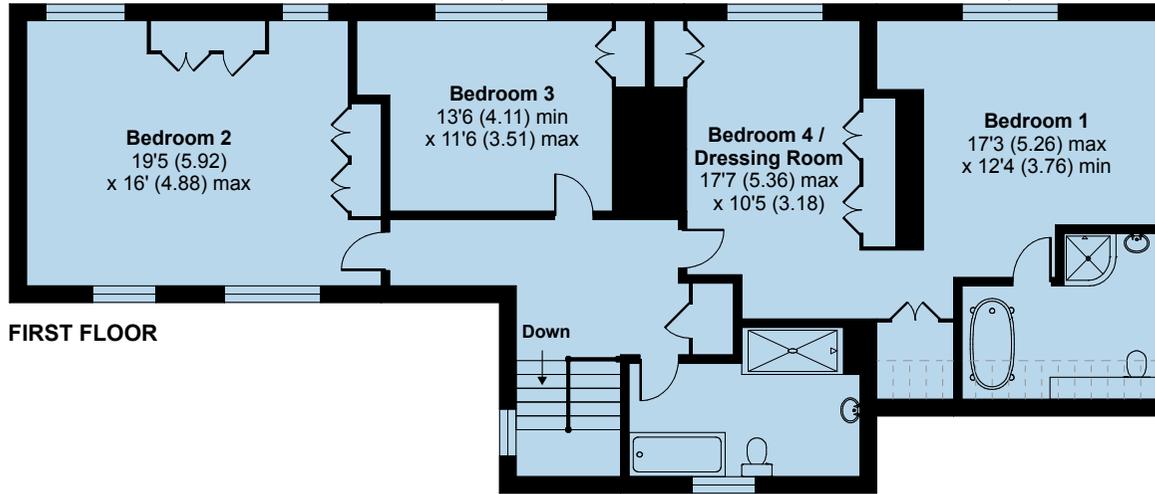
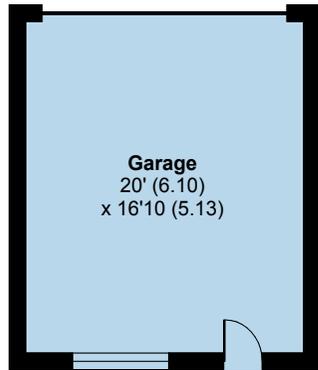
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Godfreys, East Hoathly, Lewes, BN8 6RB

APPROX. GROSS INTERNAL FLOOR AREA 2960 SQ FT 275 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)

Denotes restricted head height



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