

THE BARN

STAPLECROSS  EAST SUSSEX





THE BARN

BEACON LANE, STAPLECROSS, ROBERTSBRIDGE, EAST SUSSEX TN32 5QP

**Immaculate and stylishly presented family home
with glorious gardens and wonderful views.**

HOUSE

- Reception Hall • Drawing Room • Dining Room
- Sitting Room • Study • Kitchen/Breakfast/Family Room
- Utility Room • Boot Room • WC • Cellar

Principal Bedroom Suite with Bathroom • Five Further Bedrooms • Family Bathroom • En Suite Shower Room

GARDENS, GROUNDS & OUTBUILDINGS

- Outstanding Landscaped Gardens • East and West Courtyard
- Terraces • Tennis Court • Garden Shed/Mower Store
- Dog Kennel • Kitchen Garden
- Open Bay Garaging and Store Room with Office Above
- Further Land By Separate Negotiation

IN TOTAL APPROXIMATELY 1.83 ACRES

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DESCRIPTION

The Barn is a superbly presented family property together with beautiful landscaped gardens which have been cleverly designed to maximise the southerly views towards the coast whilst providing privacy and seclusion for the house itself. Understood to date from the early 20th century the wonderful house has been extended, reconfigured and comprehensively refurbished by the present owners with under floor heating and individual thermostat controls to some rooms, a stylish bespoke fitted kitchen, contemporary bath and shower rooms, open fire in the drawing room and woodburning stove in the family/breakfast room.

- ♦ The internal accommodation flows effortlessly, with four principal reception rooms, three with French doors and a study with fitted bookshelves, all enjoying superb vistas over one of the two formally landscaped terraces or the manicured south facing lawns and beyond.
- ♦ The beautiful bespoke fitted kitchen has a mix of oak and hand painted cupboards and central island. Appliances include a Franke tap with filtered hot and cold water, Gaggenau fridge and freezer drawers, a five oven electric Aga and integral dishwasher. Bifold doors open to the terrace. An adjacent utility room, fitted to match the kitchen, has space for white goods and steps down to the cellar/store.
- ♦ From the substantial landing there are currently five bedrooms, served by three modern, well appointed bath/shower rooms, two en suite. The main bedroom has superb views, a bank of fitted cupboards and a lovely bathroom with separate shower. Bedroom five has a connecting sitting room, making the perfect teenage suite, however this room could be used as a further bedroom.













THE BARN, STAPLECROSS

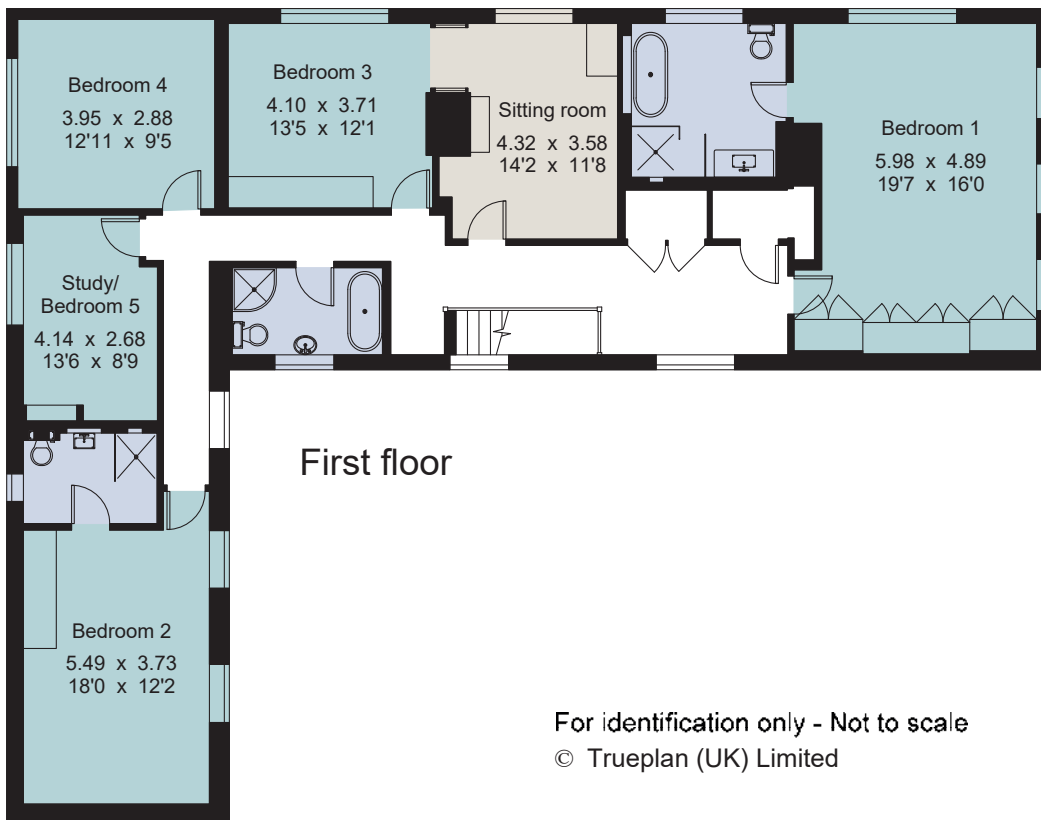
Gross internal area (approx) 381.1 sq m / 4102 sq ft

Cellar 8.4 sq m / 90 sq ft

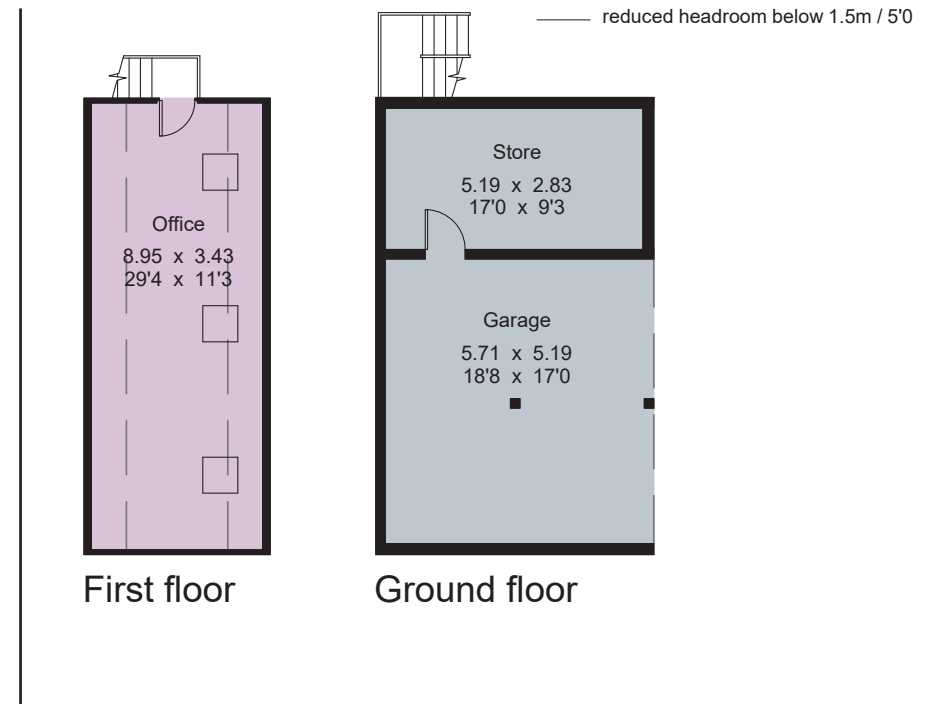
Garage 77.6 sq m / 835 sq ft

Total 467.1 sq m / 5028 sq ft





For identification only - Not to scale
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THE BARN

Score	Energy Rating	Current	Potential
92 +	A		
81 - 91	B		
69 - 80	C		74 C
55 - 68	D	66 D	
39 - 54	E		
21 - 38	F		
1 - 20	G		

GARDENS AND OUTBUILDINGS

- ♦ The Barn has a right of access over a private shared lane. A gravel sweep provides parking and turning and access to the Heritage-style open bay garaging with Tesla car charger, store and first floor office.
- ♦ Designed by the owners, the gardens are spectacular with formal courtyard terraces to the east and west incorporating pleached hornbeam, espalier fruit trees, seasonal bulbs and shrubs creating continuing colour and interest throughout the year. The lawns stretch away to the south and west, planted with Scots pines, rosebeds and evergreen hedging. There is a tennis court and a large enclosed kitchen garden with raised beds.





SITUATION

The Barn is situated in a wonderful rural setting in an Area of Outstanding Natural Beauty, half a mile from the village of Staplecross where there is a village school, village hall, church, public house and playing field. About 5 miles to the north west is the pretty village of Robertsbridge with a variety of shops, several schools and a railway station with frequent services to London.

More comprehensive shopping and leisure facilities can be found in Battle (5.2 miles), Hawkhurst (6.6 miles), Hastings (9.4 miles) and Tunbridge Wells (21 miles).

There is something for everyone in the local area including a network of footpaths, bridleways and trails through ancient woodlands and alongside the river Rother to medieval villages and old market towns and beautiful National Trust properties and castles.

Bedgebury Pinetum (11.3 miles) has hundreds of acres of forestry with extensive cycle trails, Go Ape climbing centre and outdoor music concerts whilst Bewl Water (14 miles) has superb walks, a rowing and sailing club, Aquapark and other water sports and fishing.

An excellent selection of educational opportunities can be found locally at both primary and secondary levels, in the private and state sectors. These include Vinehall, Claremont, Saint Ronans and Marlborough House preparatory schools and Robertsbridge and Etchingham primary schools. Further afield there are schools in Tunbridge Wells, Tonbridge, Sevenoaks and Eastbourne.

Commuter train services can be found at Robertsbridge (5.2 miles) and Etchingham (8.2 miles) with frequent services to London Bridge, Cannon Street, Waterloo East and Charing Cross.

All distances and travel times are approximate.

SERVICES

Oil fired central heating via radiators and (wet/electric) individually controlled under floor heating to a number of rooms.

Mains water and electricity. Private drainage. Electric car point and rainwater harvesting system.

OUTGOINGS

Rother District Council –Tax band G

DIRECTIONS

From the main traffic lights in Hawkhurst drive south along the A229 towards The Moor, taking the left turn signed to Bodiam Castle and B2244. Follow this for approximately 6 miles and take the left turn at Cripps Corner and continue on the B2089 shortly turning left into Beacon Lane. Proceed for 0.2 of a mile and the private shared lane to The Barn will be found on the right hand side.

VIEWING

Strictly by appointment with Savills.

Important Notice

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