

HAILSHAM GRANGE

HAILSHAM • EAST SUSSEX



HAILSHAM GRANGE

VICARAGE ROAD, HAILSHAM
EAST SUSSEX BN27 1BL

An elegant Grade II* listed former vicarage, with adaptable accommodation and superb landscaped gardens, situated in the heart of this historic market town

Polegate mainline station: 3.8 miles,
Eastbourne: 7.8 miles, Lewes: 16 miles
Brighton: 30 miles, Tunbridge Wells: 34 miles

Ground floor:

- dining room
- drawing room
- family room
- inner hall way
- kitchen
- utility room
- cloakroom
- conservatory

First floor:

- master bedroom with en suite shower room
- 3 further double bedrooms
- family bathroom

Second floor (in need of renovation):

- 5 bedrooms
- bathroom
- cellar
- parterre-style walled gardens
- summer house
- carriage driveway
- about 0.48 acres



DESCRIPTION

Dating back to the 18th century, Hailsham Grange is one of the most important buildings in the town, located next to St Mary's Parish Church and formerly serving as the vicarage. The property was probably built between 1701 and 1705 for the Rev. Odiarne Hooper, the incumbent vicar from 1753 to 1769.

Haisham Grange is a striking red and grey brick house, combining the formality of the Queen Anne period with the Dutch influence of William and Mary, with archetypical classical symmetry, graceful lines and impressively-proportioned accommodation.

The symmetrical facade with carriage driveway and parterre-style garden to the front immediately make a statement and the

property has been sympathetically nurtured and improved with contemporary fixtures and fittings, whilst retaining the basic plan of the early 19th century. The well proportioned, light and spacious accommodation retains many attractive period features and the second floor former servants' quarters offers scope for further improvement.

Granted its market town status by Henry III in 1252, Hailsham is well-located for the South Coast towns of Eastbourne and Brighton, with Tunbridge Wells to the North. The town offers a wide choice of amenities, a football club, cricket club, a country park and the Cuckoo Trail, a 14 mile footpath and cycle way.



Further points of note include:

- wide panel central entrance door with decorative architraves, opening into an impressive dining room with columns and traditional chequerboard marble floor, big sash windows, folding wooden shutters and a fireplace with marble surround;
- formal dual-aspect drawing room featuring a Greek inspired carved marble fireplace and interesting bow recess to one end, with a sash window overlooking the rear garden and fitted with discreet "secret" cupboards behind bookshelves;
- light-filled inner hallway with a sweeping balustrade staircase rising up to a galleried landing;
- delightful study with a large sash window overlooking the garden, built-in bookshelves and a pretty carved marble fireplace with duck nest grate;
- modern kitchen, fitted with a 4 oven Aga and a good range of painted wood cupboards, island breakfast bar and French doors within a big bay recess opening out to the garden;
- utility/boot room with a secondary staircase to the first and second floors, space for white goods and opening out to an enclosed bricked courtyard, with a gate to the side;
- master bedroom with a pretty fireplace, twin windows to the front, an en suite shower room and a dressing area;
- three further individual double bedrooms, two with fireplaces, and a family bathroom on the first floor;
- substantial second floor, with far reaching views and five further bedrooms and a bathroom, offering the potential to create adaptable private accommodation, accessed via the back staircase if required;
- extensive cellar storage rooms.



Outside:

The gardens are a stunning feature of the property having been previously opened to the public. Laid out in a traditional parterre style, the majority of the garden stretches to the rear of the house, enclosed by a high brick wall. Comprising several distinct "rooms", divided by a mix of pleached hornbeam, hornbeam, clipped yew, low box hedging and wide brick pathways, bordered by deep herbaceous beds, it is an eclectic mix of colour and fragrance.

A delightful summerhouse provides a pretty focal point towards the back and other notable features include an inscribed stone plaque over a water feature, and a stately mature yew tree in the far corner.

The front gardens give a feeling of style and formality to the approach, behind a high brick wall with a magnolia, topiary, low box hedging and a rose garden with a stone memorial feature.



SITUATION

Hailsham Grange is located next to St Mary's Church in the heart of Hailsham town with its good selection of every day amenities, and a Waitrose supermarket minutes walk away. Eastbourne (7.8 miles), Lewes (16 miles) and Brighton (30 miles) to the South, and Tunbridge Wells (34 miles) to the North offer a further choice of outlets.

Schools: Bedes Preparatory school in Eastbourne (7.8 miles) and senior schools including Hailsham Community College, Eastbourne College, Brighton College, and Bedes in Upper Dicker.

Mainline rail: Polegate (3.8 miles) London Bridge from 1hr 31 minutes or London Victoria from 1 hour 26 minutes.

Directions: From Heathfield head South on the A267, proceed through Horam and continue for about 9.7 miles to the Boship roundabout at the intersection with the A22. Continue straight ahead towards Eastbourne onto the Hailsham bypass and, after about 0.6 miles, turn left onto Hempstead Lane and then right onto the London Road to Hailsham town centre. At the traffic lights, bear left at the one way system, continuing into the High Street and Vicarage Road is the second turning on the left. The white gate to Hailsham Grange will be found on the left-hand side, immediately after the church.

Services: Gas-fired central heating, mains water, electricity and gas.

Outgoings: Wealden District Council (01892) 653311. Tax Band H.





Hailsham Grange, Hailsham

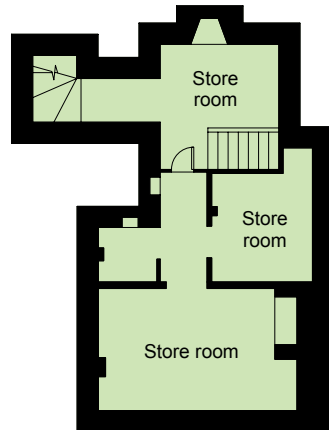
Gross internal area (approx.)

House - 427.8 sq m (4604 sq ft)

(of which 67 sq ft is of restricted height)

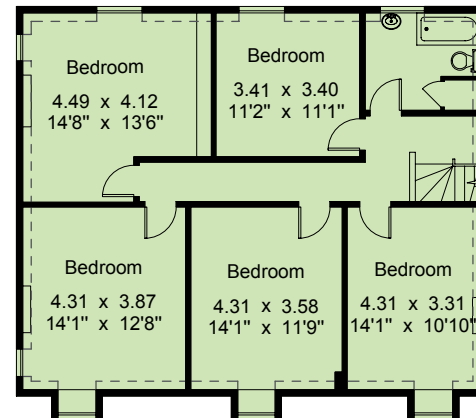
For identification only - Not to scale

© Trueplan (UK) Limited



Cellar

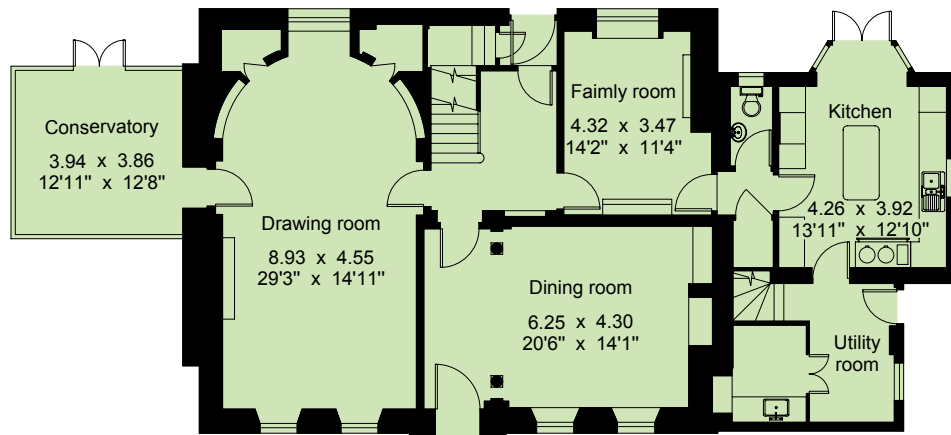
----- Restricted height



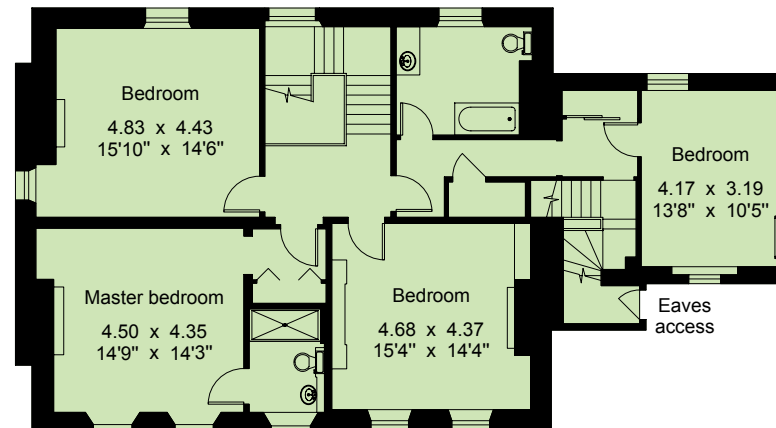
Second floor

Viewing:

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Ground floor



First floor

Important Notice

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs Taken March 2016 Brochure prepared March 2016

SK:613001

Savills Tunbridge Wells
53 High Street, Tunbridge Wells,
Kent TN1 1XU
tunbridgewells@savills.com
01892 507000

savills.co.uk

