



Toad Hall

West End, Herstmonceux, East Sussex, BN27 4NL

Batcheller
Monkhouse

TOAD HALL

A picturesque, Grade II Listed, period cottage, privately set within an established, manageable sized garden, and within level walking distance of the village. In all about 0.2 acres.

Ground Floor:

- Enclosed Porch
- Sitting Room
- Study
- Office
- Inner Hall
- Bathroom
- Dining Room

- Excellent Kitchen/Breakfast Room
- Utility Room
- Bedroom with en suite Shower Room

Outside:

- Attached Garage with ample parking
- Established manageable sized Garden of about 0.2 acres.

First Floor:

- 3 further Bedrooms
- Shower Room

AMENITIES

Toad Hall is set back and screened from the lane known as West End leading from the centre of the village, which is about 250 yards level walk, and has a general store, Post Office, the Sundial restaurant, public houses, doctor's surgery, church, recreation ground and village hall. The larger town of Hailsham, with three supermarkets including Waitrose, is some 4.5 miles. Battle mainline station (London Bridge/Charing Cross) is about 8.8 miles and Polegate station (London Victoria) is some 8.5 miles. Eastbourne and Tunbridge Wells are about 11.6 and 21 miles respectively. State and private schools in the area include Herstmonceux Primary School; within the catchment area for both Heathfield and Hailsham Secondary Schools; Bede's at Upper Dicker; Battle Abbey at Battle; Moira House and Eastbourne College at Eastbourne.

DESCRIPTION

Toad Hall is a picturesque Grade II Listed period cottage, the elevations being brick, the upper part white painted weatherboarding beneath a tiled roof. The interior has many original elements with exposed timbering and oil-fired central heating, also some secondary double glazing.

The property was substantially enlarged around 2000 with a brick and tile single storey extension which gave the opportunity of creating a wonderful kitchen/breakfast room and principal bedroom with en suite shower room.

The main features are:

- Front door to enclosed tiled porch. Inner door to the sitting room with brick inglenook fireplace and multi-fuel stove; door leading to the adjacent study leading through to a small office.
- The inner hall has the staircase to the first floor and a family bathroom with bath, basin and WC.
- The excellent kitchen/breakfast room 15'7 x 15'3 overall, has an extensive range of cupboards with 1½ bowl inset sink, work surfaces; travertine tiled floor; induction hob with extractor canopy over; built-in electric double oven; integrated dishwasher; exposed herringbone brickwork to one wall; integrated fridge/freezer; larder cupboard; and along one wall glazed panels and door opening to a sitting out area and the rear garden.
- From the kitchen is the dining room with inset cast iron fire, built-in storage cupboards and wine rack.





- Also from the kitchen/breakfast room is Bedroom 1 with a range of built-in wardrobes and door to the en suite shower room with shower cubicle, pedestal basin and WC.
- The first floor has a landing and three bedrooms, two of which inter-communicate, one with storage cupboards and a separate shower room with shower cubicle, basin and WC.

OUTSIDE

Attached garage 17' x 10'3 with door to the rear garden.

The garden forms an established and relatively private setting for Toad Hall with established boundaries, ample gravelled parking for several cars, area of lawn and flower and shrub borders to the front, with side access to the delightful rear garden which has a paved sitting out area, large pond, lawns and a selection of shrubs.

In all about 0.2 of an acre.

DIRECTIONS

From The Woolpack Inn in the centre of Herstmonceux take the road signposted to Cowbeech and after about 250 yards, Toad Hall will be found on the right.

Additional Information:

Local Authority: Wealden District Council. Tel: 01892 602010
www.wealden.gov.uk

Services: Mains electricity, water and drainage (not checked or tested)
No mains gas

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX 85338



GUIDE PRICE £460,000 - £500,000

VIEWINGS

For an appointment to view please contact our Battle Office,
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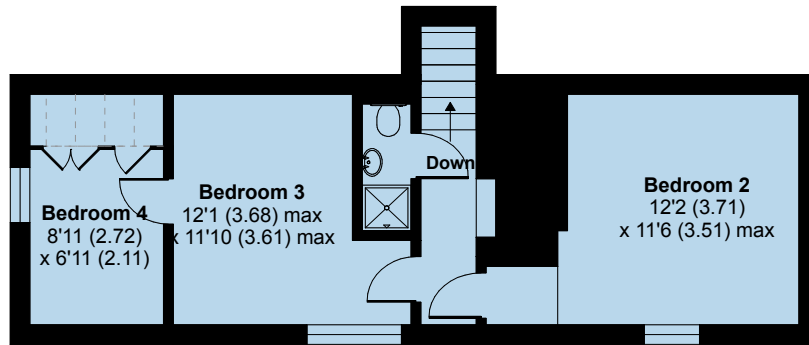
twells@batchellermonkhouse.com

London
Mayfair Office

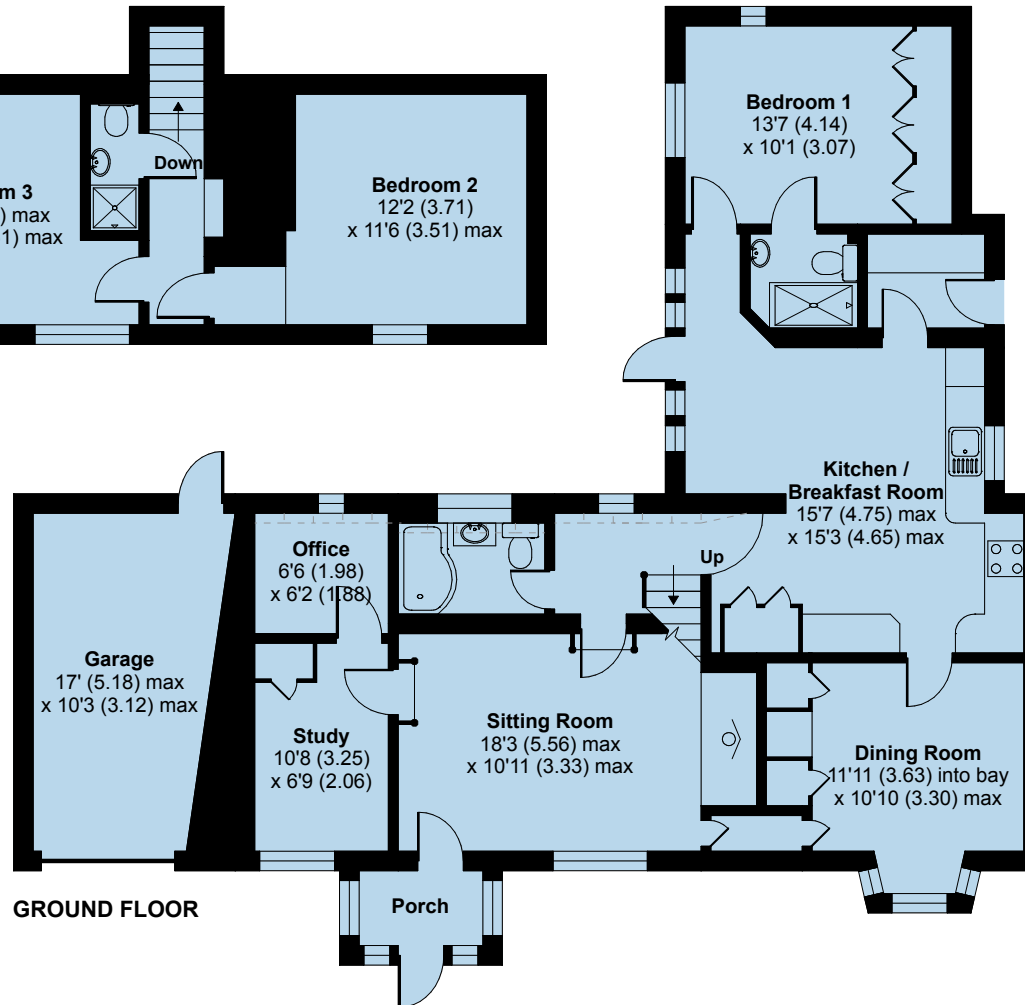
mayfair@batchellermonkhouse.com

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APPROX. GROSS INTERNAL FLOOR AREA 1521 SQ FT 141.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)

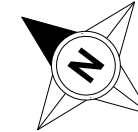


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



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