



Shortridge Farm

Sheepstreet Lane, Etchingam, East Sussex, TN19 7AZ

Batcheller
Monkhouse

Our Corner of England

SHORTRIDGE FARM

A detached former granary, believed to date from the early 1900s, set back from the lane in the sought after village of Etchingham, enjoying wonderful southerly views and with the additional benefit of a large barn complex extending to about 4,109 square feet incorporating an annexe, offering an opportunity for development, subject to consent. Gardens and grounds – in all about 1.2 acres

Ground Floor

- Family/Dining Room
- Sitting Room
- Study
- Kitchen
- Cloakroom

First Floor

- Four Bedrooms, one with en suite Bathroom
- Family Bathroom

Outside

- Open-fronted Garage with Storerooms
- Large Barn complex comprising:
 - A one-bedroom Annexe
 - Storerooms/Studio/Games Room
- Gardens and grounds – in all about 1.2 acres



DESCRIPTION

Shortridge House enjoys a superb location set down a drive off sought after Sheepstreet Lane with glorious southerly views, originally a granary and converted into a residential dwelling in 1983.

The elevations are of part brick and weatherboarding beneath a pitch tiled roof with sash windows providing plenty of light, there are good ceiling heights throughout and oil-fired central heating.

The property offers an excellent development opportunity, subject to the necessary consents.

Planning Note: Informal advice has been sought from Rother District Council in regard to the replacement of Shortridge Farm and the barn with a two-storey detached dwelling. The response to this is: Due to being a replacement dwelling this would comply with RA3 of the Core Strategy and would be acceptable in principle.

The main features of the property include:

- Covered **storm porch** to the **front door** which leads to the **family/dining room** with exposed floorboards and feature bay window to the front.
- The triple aspect **sitting room** also has exposed floorboards and an attractive stone corner fireplace, with double opening glazed doors leading onto the south-facing garden.
- To the front of the house is a **study** with bay window giving an outlook over the garden and grounds to the front.
- The **kitchen** has a sink unit with drainer to the side inset into tiled work surfaces with cupboards and drawers beneath, recess and plumbing for dishwasher. Further tiled work surfaces with cupboards and drawers below, eye level units, electric range cooker and part glazed door to the outside.
- **Cloakroom** with WC and wash basin.
- A staircase leads to the **first floor landing**.
- The **master bedroom** is double aspect with an archway leading into a **dressing area** and the **en suite bathroom** with bath, WC and wash basin.
- There are **three further bedrooms**, all of which have an attractive outlook, and a **family bathroom**.







THE BARN COMPLEX

Situated to the north of the house is a substantial single storey **barn** extending to 4,109 square feet. This comprises an **annexe** with kitchen/living room, bedroom, shower room. Further selection of rooms including large **workshops, studio, storerooms** and **games room**.

THE GARDENS

Shortridge Farm is approached and set back from the lane down a shared driveway and then onto its own private driveway where there are several areas of hardstanding for the parking and turning of vehicles. Adjacent to the house is an open-fronted **garage** with three storerooms.

The grounds are principally laid to grass and have wonderful southerly views.

Gardens and grounds - in all about 1.2 acres.

AMENITIES

Local: Shortridge Farm is beautifully located down a country lane in the High Weald Area of Outstanding Natural Beauty, within 1.8 miles of Etchingham village which has a primary school, Post Office, bistro, sports & social club, village hall and church. Hurst Green village is about 2.4 miles and has a popular Farm Shop and Merriments Garden Centre. Conveniently placed for the villages of Burwash, Wadhurst, Ticehurst and Robertsbridge with their local shops, public houses and everyday amenities.

Towns: For more comprehensive amenities, Hawkhurst with a range of shops including a Waitrose supermarket, is about 6 miles; Battle town centre is some 10 miles; Tunbridge Wells about 13 miles.

Transport: Etchingham station is about 1.9 miles on the London Bridge/Charing Cross line. The A21 at Hurst Green links to the M25 and further motorway network.

Schools: Etchingham Primary School; Burwash Primary School; Robertsbridge Community College; Marlborough House and St Ronan's at Hawkhurst; Vinehall at Robertsbridge; Claremont Preparatory near Hastings and Senior School at Bodiam; Battle Abbey School.

Leisure: Bawl Water and Bedgebury Pinetum for walking, running, cycling and horse riding; Bateman's at Burwash, Bodiam Castle, Sissinghurst Gardens (National Trust); historic Battle Abbey and battlefield; golf at Dale Hill Hotel & Golf Club and Lamberhurst Golf Club; the coast, sailing clubs, sports, leisure and theatres at Hastings, Bexhill and Eastbourne.

Healthcare: Local GP surgery in Ticehurst. Conquest Hospital, Hastings. Eastbourne District General Hospital.

DIRECTIONS

In the middle of Ticehurst village proceed in a southerly direction down Church Road, opposite The Bell public house. Pass the church on the left and continue down, then turn left into Sheepstreet Lane. The entrance to Shortridge House is on the right hand side after about 1.5 miles. Shortridge Farm is located at the end of this drive.

What3Words: drew.indeed.radically





Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea, telephone 01424 787000.

Services (not checked or tested): Mains water and electricity. Private drainage.

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

Tenure: Freehold. Land Registry Title Number part of ESX140777

EPC: EPC rating F

Council Tax: Band G



Annexe



Annexe



Studio



Games Room

GUIDE PRICE £1,100,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

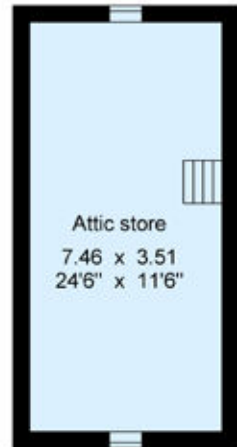
Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

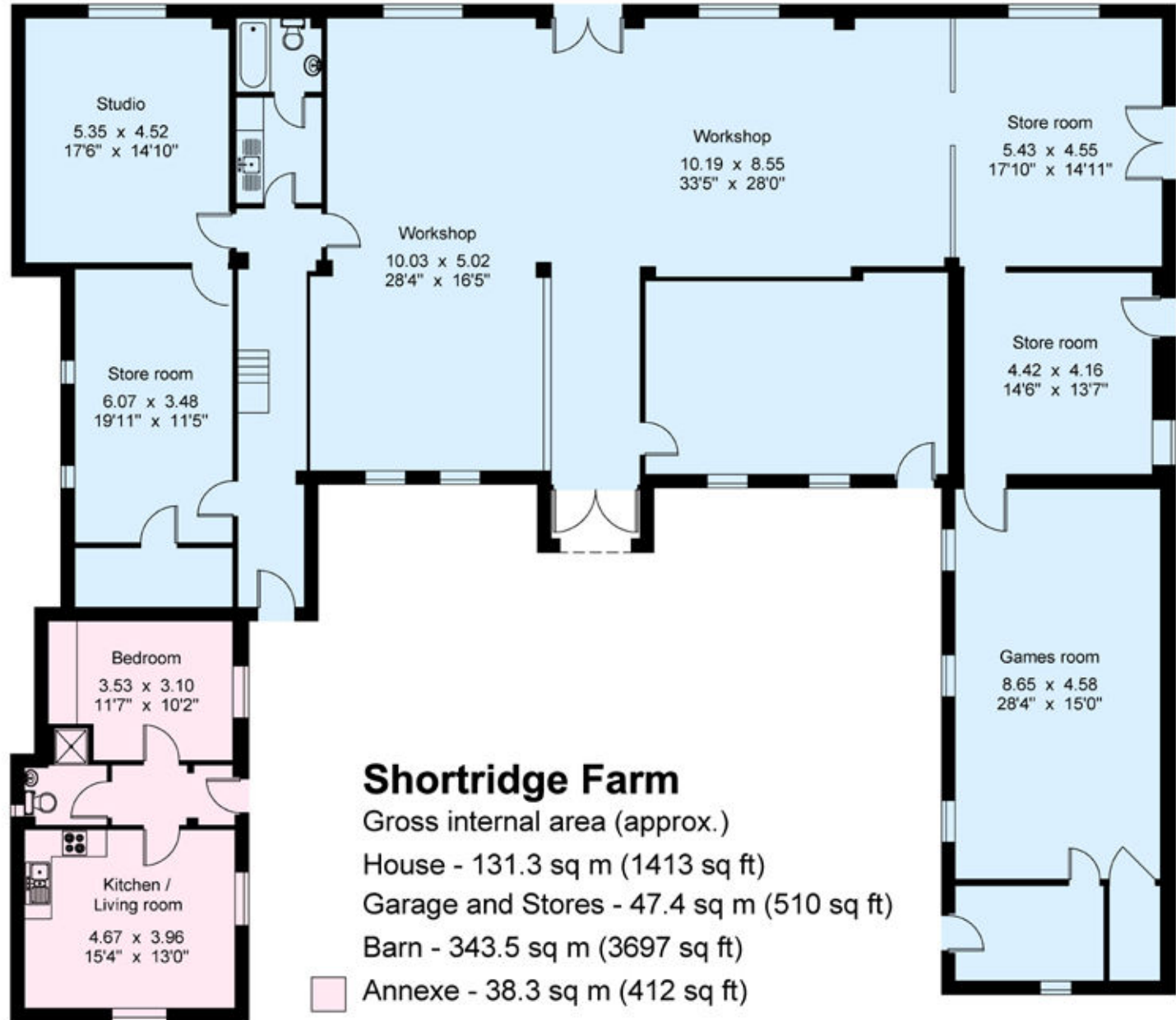
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com





First floor



Ground floor

For identification only - Not to scale
© Trueplan (UK) Limited

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Shorridge Farm

Gross internal area (approx.)

House - 131.3 sq m (1413 sq ft)

Garage and Stores - 47.4 sq m (510 sq ft)

Barn - 343.5 sq m (3697 sq ft)

Annexe - 38.3 sq m (412 sq ft)

For identification only - Not to scale

© Trueplan (UK) Limited

