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**The Grange, Cripps Corner Road, Staplecross, East Sussex TN32 5QA**  
**£1,199,950**

This imposing Grade II detached five bedroom residence is situated in just over 2.7 acres of stunning formal gardens and woodland with a substantial detached outbuilding. Located between two delightful villages with access to local amenities, village schools, public house and fantastic countryside walks. Whilst being within easy reach of the A21 for commuting as well as the mainline station at both Battle and Robertsbridge serving London Charing cross.

The property is approached via a gated driveway and is believed to date from the late 18th Century. The spacious accommodation is arranged over three floors and comprises a dual aspect sitting room, conservatory/garden room, dining room, kitchen/dining room, utility area, boiler room, ground floor bathroom, dual aspect family room with a semi vaulted ceiling and a cellar. To the first floor there is a large split level galleried landing, four bedrooms, two bathrooms and a further attic bedroom to the second floor.

Outside there are splendid formal lawned gardens with two ponds and an area of woodland. In addition there is a large 44ft detached barn with a vaulted ceiling considered to have scope to further develop (subject to the necessary consents), an adjoining store and further detached home office/studio with covered storage and garden store.



The property is approached via a gated sweeping pea shingle driveway provided ample parking for a number of vehicles. Steps then lead through shaped yew trees up to the solid wood front door with exterior lighting.

#### Entrance Hall

16'6 x 7'3 (5.03m x 2.21m)

Turned dogleg stair case leading up to the higher levels, attractive dado rail detailing with ornate cornicing and ceiling rose with ceiling lighting, understairs storage, radiator. Door to kitchen, door to Sitting / Family Room and door to Dining Room.

#### Sitting Room

16'3 x 24' to the max reducing to 16' (4.95m x 7.32m to the max reducing to 4.88m)

Enjoys a dual aspect with wooden glazed windows to the front and side with additional wooden glazed door leading through into the conservatory. former Inglenook fireplace with exposed bressumer beam now houses a marble surround fireplace with a gas fire, two radiators, exposed timbers, ceiling lighting and serving hatch through to the kitchen.

#### Conservatory/Garden Room

20'8 x 9'3 (6.30m x 2.82m)

With a delightful outlook over the side garden and planted with a grapevine, quarry tiled floor, wall mounted lighting, radiator and door into the garden.

#### Dining/Music Room

16'x 13'4 (4.88mx 4.06m)

With stunning exposed floorboards, window to front aspect, marble decorative fireplace and surround, ornate ceiling rose with lighting and coving, radiator and return door to inner hallway.

#### Kitchen/Breakfast Room

24'3 x 16'8 to the max (7.39m x 5.08m to the max)

Fitted with a comprehensive range of wall and base mounted units with a complementing work surface incorporating a breakfast seating area with a double stainless steel bowl set sink with drainer and mixer tap, space for a range oven, electric oven with gas hob, integral dishwasher and fridge, fitted dresser style unit with glass display cabinets, ample space for a large family dining table, dual aspect via wooden glazed windows to the rear and side via a sash to the conservatory, serving hatch through to the Sitting Room. Ceiling lighting, radiator, tiled floor steps leading down to the cellar and wooden and glazed door leading through to the Inner Hallway.

#### Inner Hallway

Return door to the Dining / Music Room, quarry tiled floor, ceiling lighting and space for coats.

#### Boiler Room / Utility Room

9'6x 8'9 (2.90mx 2.67m)

Fitted with base and wall mounted units with a single bowl sink with a double drainer and mixer tap, space for washing machine, wooden and glazed window to side aspect, quarry tiled floor, part tiled walls, space for large American style fridge/freezer, base mounted boiler and ceiling lighting.

#### Rear Lobby

13'8 x 7'7 (4.17m x 2.31m)

Stable style door with garden access, wooden and glazed window with rear aspect, quarry tiled floor, ample space for coats and boots, further base mounted boiler, built in storage cupboards, ceiling lighting and radiator.

#### Bathroom

7' x 5'9 (2.13m x 1.75m)

Low level w.c, wash hand basin with hot and cold taps, panelled bath with mixer tap, part tiled walls, tiled floor, wooden and lead glazed window to rear aspect, radiator and ceiling lighting.

#### Family Room

17'2 x 10'10 (5.23m x 3.30m)

Enjoys a dual aspect via wooden and lead glazed windows overlooking the front and rear garden with an exposed brick fireplace housing a coal effect gas fire, exposed walled timbers in a semi vaulted ceiling with wall lighting and radiator.

#### Lower Ground Floor

Steps lead down from the kitchen with wooden latch door into:-

#### Cellar

16' x 13' (4.88m x 3.96m)

With ceiling lighting and reasonable ceiling height.

#### First Floor

##### Split Level Galleried Landing

Ceiling lighting, attractive ornate ceiling rose and coving and dado rail feature with wooden sash window to the front flooding this space with natural light and radiator.

#### Bedroom Two

16'5 x 13'5 (5.00m x 4.09m)

Sash window to front aspect, ceiling lighting with ornate coving and ceiling rose and picture rail detailing, two built in wardrobes with wooden latch doors and automatic lighting, radiator and ornate cast iron and tiled inset decorative fireplace.

#### Bedroom Three

16'8 x 15'2 (5.08m x 4.62m)

Wooden sash window to front aspect, radiator, ceiling and wall mounted light with ornate ceiling rose and coving, cast iron and decorative tiled fireplace with attractive surround and half.

#### Bedroom One

16'5 x 14' (5.00m x 4.27m)

Enjoying a dual aspect over the rear and side garden via a wooden glazed window and a wooden and lead glazed boxed bay, with exposed ceiling timber, ceiling lighting, two radiators and access to loft space.

#### Bedroom Four

14'2 x 7'3 (4.32m x 2.21m)

Wooden glazed window to side aspect, ceiling lighting, radiator and built-in wardrobe with automatic lighting.

#### Bathroom

12'9 x 8'2 (3.89m x 2.49m)

Fitted with a low level w.c, vanity hand basin with hot and cold taps, bath with tiled surround and hot and cold taps, large shower cubicle, tiled walls, ceiling and walled lighting, radiator and heated towel rail.

#### Bathroom

10'6 x 6 (3.20m x 1.83m)

Wooden glazed window to rear aspect, low level w.c, pedestal wash basin with mixer tap, bath with mixer tap and shower over, tiled walls, ceiling and wall lighting, radiator.

#### Second Floor

Storage cupboard on the stairs up with a fixed sky light window and wall mounted lighting with wooden latched door leading into:

#### Attic Bedroom Five

14'6 x 12' (4.42m x 3.66m)

Wealth of exposed beams, wooden glazed window to rear aspect, ceiling lighting, radiator and built-in wardrobes.

#### Outside

#### Detached Barn

44' x 13'7 (13.41m x 4.14m)

This substantial barn is timber framed and is accessed via concertina wooden doors and has a full height vaulted ceiling and split level floor that opens into the additional store area. With power and lighting. Ideal as a workshop, garage, or could potentially could be converted subject to the necessary consents.

Further attached timber garage/Store with double doors and lighting.

It has its own gated access of the road and area of hard standing for further parking.

#### Home/Office Studio

17' x 7'11 (5.18m x 2.41m)

Accessed via a pitch tiled open store with door leading into this versatile room which would be ideal as a home office with independent access from the main house or as a studio/workspace or gym. With a semi vaulted ceiling with exposed beams and triple aspect windows, ceiling lighting, tiled floor and power points.

#### Store Room

12'3 x 6'6 (3.73m x 1.98m)

Linked via the covered store area with a wooden latch door to the front and rear, window and lighting.

#### Gardens and Grounds

Then stunning private gardens wraps around the property and extend to approximately 2.7 acres planted with a number of mature trees and shrubs with a rolling lawn and a large pond. The lawned garden then leads into an area of woodland with a further pond.

A semi walled garden is adjacent to the back of the property making an ideal spot for outdoor entertaining, leading across to the Home/Office and Store and archway to the side garden.

#### Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band G

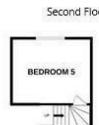






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**TOTAL FLOOR AREA: 3200sq ft. (297.3 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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