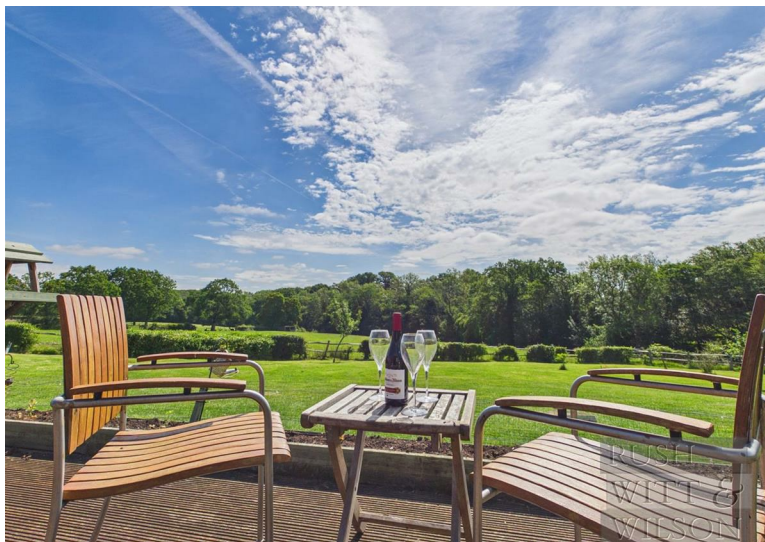


**RUSH
WITT &
WILSON**



Foxy Hollow Farm Studdens Lane, Hailsham, BN27 4QS
Offers In Excess Of £1,000,000 Freehold

Imagine waking to birdsong and open skies, with nothing but bridleways, ponds and rolling countryside beyond your own gate. Tucked off a peaceful no-through green lane near Cowbeech, this bespoke eco home was self-built in 2018 to an excellent standard and offers a genuinely different way of living: unhurried, self-sufficient and quietly luxurious. The wildflower roof sets the tone, a haven for bees and butterflies, while solar panels, a ground source heat pump and underfloor heating throughout keep running costs remarkably low (EPC A). An air filtration system runs through the home, sun tunnels flood the hallway with natural light, and windows with no central mullions make the most of uninterrupted garden views. A heat exchange system via the outbuildings, with galvanised guttering and downpipes finishing the build with care. Inside, oak and glazed doors lead through to a striking triple-aspect living/dining room with log burner and bi-folding doors onto the decked terrace, perfect for entertaining as the seasons change. The kitchen is fitted with granite worktops and integrated appliances, while three good bedrooms include a principal suite with en-suite. A versatile hot tub room, complete with fibre optic ceiling lighting, doubles easily as a study, sunroom or fourth bedroom. Outside, around 5 acres (TBV) unfolds across lawns, paddock and two ponds crossed by a timber bridge, with greenhouse, summer house and useful outbuildings including stabling potential for equestrian buyers. Gated parking, total privacy, and the High Weald AONB on the doorstep, all within easy reach of Heathfield, Hailsham and the coast at Eastbourne.
A rare chance to buy into a lifestyle, not just a house.









Approximate total area⁽¹⁾

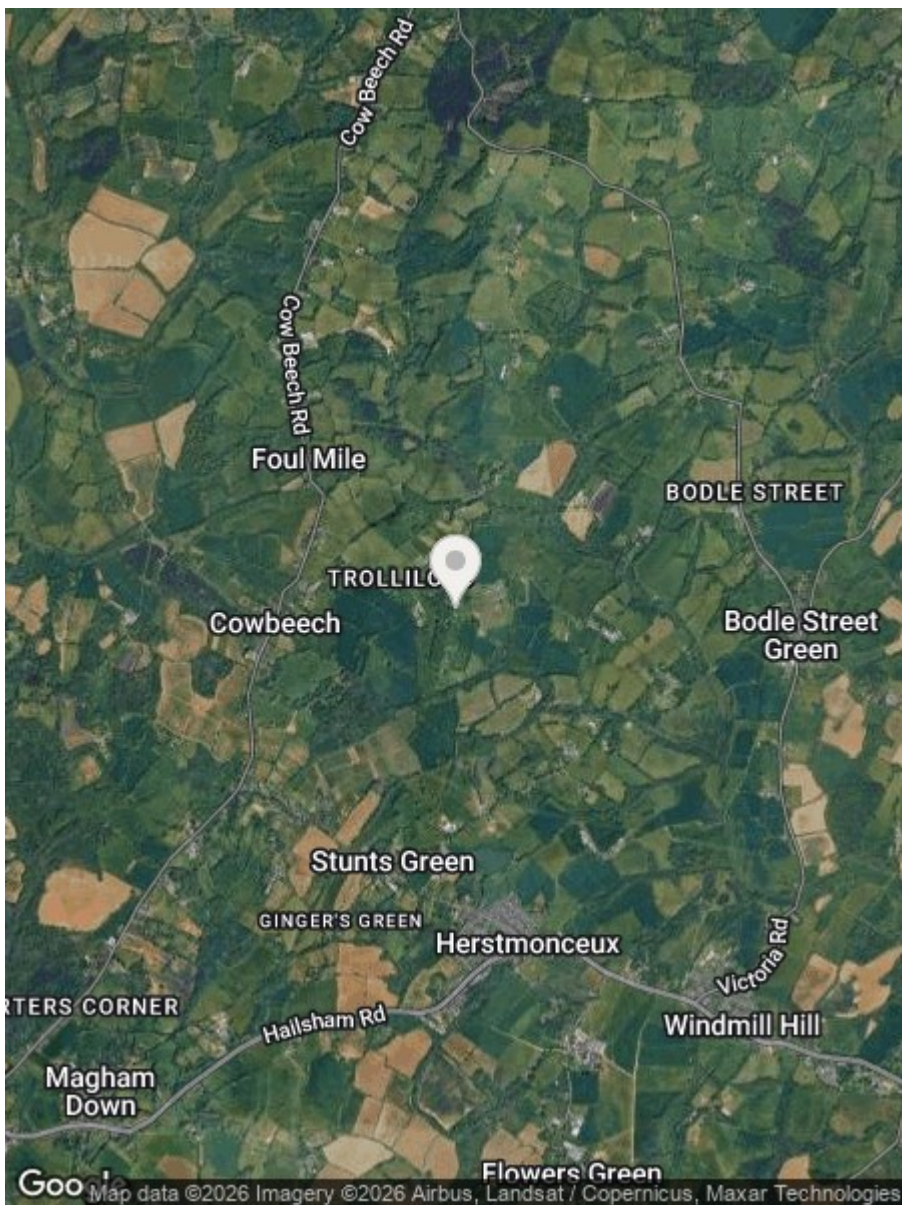
207.8 m²

2236 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**