

**RUSH
WITT &
WILSON**



**Hurchington Manor, Little Common Road, Bexhill-On-Sea, East Sussex TN39 4JD
Guide Price £1,375,000**

We are delighted to be marketing Hurchington Manor, Bexhill, presented to an exceptional standard by the current vendors. Set within approx. 1.00 acre of formal gardens with its stunning flint and brick wall enclosures and accessed via a long sweeping gravelled private driveway with extensive off road parking.

This very special detached Manor House comes with six double bedrooms, four reception rooms, cellar, kitchen/breakfast room, pantry, study, downstairs cloakroom, three further bathrooms and gas central heating system.

The substantial and beautifully refurbished adjoining detached Coach House (formally the original farmhouse) comprises two double bedrooms, brand new kitchen/breakfast room with fitted appliances, spacious living room with exposed beams, two bathrooms, gas central heating system and new double glazed windows and doors.

Outside in the palatial private gardens can be found a former chapel which is now the laundry house, two large brick built workshops, kitchen gardens, beautiful sun terraces etc. As you would expect with such an iconic residence it is steeped in history.

The original records of Hurchington Estate date back to 1263 AD when it was set in 31 acres of farmland. The Saxon King Athelstan's accountant named 'Herric' was Landlord of this original farmstead when it was called 'Herricing Tun'. Since then it has been a hotel, a children's home, then in the 1980's it became a World Wide Training Unit and a recording studio. Over the last 30 years it has enjoyed being a private residence.

All viewings are by appointment only with Rush Witt & Wilson Bexhill. Council Tax Band G.



Entrance Vestibule

With entrance door to the front with side window and leaded glass, terracotta floor tiling, built-in cloaks cupboard.

Drawing Room

21'11" x 16'11" (6.7m x 5.18m)

Bay window overlooks the front elevation over the lawns, two traditional cast iron roll top radiators, oak wood panelling and herringbone wood flooring, French doors leading to the entrance vestibule. A stunning carved oak fireplace surround.

Living Room

23'9" x 14'7" (7.24 x 4.47)

Windows overlook both the front and the side elevation with French doors leading out to the front garden, cast iron traditional roll top radiators, ornate open fireplace with cast iron insert.

Dining Room

18'6" x 15'3" (5.64m x 4.65m)

Cast iron roll top radiator, bay window and door lead out to the private gardens to the side, fireplace with cast iron stove, double doors with Georgian squares open to the living room.

Kitchen/Breakfast Room

14'6" x 13'7" (4.43m x 4.15m)

Comprises a range of handle-less white high gloss finish base and wall units with granite worktops, windows to the side and rear elevation, twin enamel sink unit with single drainer and mixer tap, double radiator and stone tiled floors, Rangemaster 110 cooker with gas hob, heating plate and ovens and grill with tiled splashbacks, integrated dishwasher, integrated wine cooler fridge and stable door to the rear elevation, triple aspect windows to the either side and rear elevations, walk-in pantry with windows both to the side and rear elevations which measures 2.19m x 2.24m and space for American style fridge/freezer, marble worktop and shelving, terracotta floor tiling.

Inner Hallway

Window to the rear elevation, double radiator and Victorian style tiled flooring.

Snug

16'1" x 12'1" (4.91m x 3.70m)

Windows overlook both the rear and side elevations, cast iron stove, built-in storage cupboards, double radiator, solid wood herringbone flooring.

Cloakroom

WC with low level flush, wall mounted wash hand basin with vanity unit beneath, wood panelling, obscure glass window to the side, double radiator.

Cellar Room One

18'1" x 14'10" (5.53m x 4.53m)

Electric meters and consumer unit can be found and is of a good size. Door and window to the side elevation.

Cellar Room Two

16'2" x 13'9" (4.93m x 4.20m)

Window to the side elevation used originally for storing wines and food goods.

First Floor Landing

Window to the rear elevation which overlooks the Coach House, double radiator, built-in linen cupboard housing two gas central heating domestic hot water boilers, beautiful archways are to be found on the landing area being the original character features. Secondary linen cupboard houses the pressurised cylinder, understairs storage cupboard, further double radiator and further window to the front elevation.

Master Bedroom

15'2" x 14'11" (4.63m x 4.56m)

Windows to the front and side elevations, double radiator.

En-Suite

Comprising traditional roll top bath with ornate hand shower attachment, ornate pedestal wash hand basin, roll top radiator with chrome towel rail, w.c. with low level flush, walk-in shower cubicle with modern hand shower attachment, fixed shower head, chrome controls and sliding doors.

Bedroom Two

14'2" x 11'11" (4.32m x 3.64m)

Windows to the rear and side elevations, double radiator.

Bathroom

Stunning traditional suite comprising full length roll top bath, original cast iron with ornate hand shower attachment, w.c. with low level flush, walk-in shower with chrome controls, chrome shower head and sliding doors, roll top radiator with chrome towel rail, marble topped wash hand basin with ornate vanity unit beneath and half height wall tiling, window to the rear elevation.

Study

12'11" x 9'5" (3.96m x 2.89m)

Two windows overlook the side elevation, vertical radiator.

Bedroom Three

17'5" x 13'6" (5.33m x 4.12m)

Bay window overlooks the side elevation, two double radiators, built-in wardrobe cupboards and cast iron original fireplace.

Bedroom Four

15'8" x 13'4" (4.79m x 4.08m)

Two windows overlook the front elevation onto the beautiful gardens, two double radiators, free standing circular wash hand basin with mixer tap and vanity top, built-in wardrobe cupboards.

Second Floor Landing

Windows overlooking the rear elevation, storage cupboard and access to loft space and additional wardrobe cupboards.

Bedroom Five

16'0" x 12'11" (4.89m x 3.94m)

Windows to front and side elevations, window seat, double radiator.

Bedroom Six

12'10" x 12'3" (3.92m x 3.75m)

Window to the front elevation, double radiator, book shelf.

Bathroom

Suite comprising panelled bath with electric shower unit controls and shower head, w.c. with low level flush, pedestal wash hand basin, tiled splashback, traditional roll top radiator with chrome heated towel rail, window overlooks the rear elevation.

Outside

The grounds outside are approximately one acre in total mainly laid to lawn and enclosed with beautiful flintstone walls giving a very beautiful aspect to the property, adorned with mature shrubs, plants and trees of various kinds, private and secluded.

Front Approach

The house is approached via a long and private gravelled driveway which offers extensive off road parking and access to the property with beautiful wrought iron gate.

Rear/Side Gardens

To the rear can be found several entertaining and alfresco dining areas offering a beautiful place to sit. Covered pitch tiled walk way with various storage offerings, raised patio at the southerly elevation offering a beautiful entertainment space, outside water tap.

Laundry House

12'4" x 7'8" (3.78m x 2.34m)

Detached brick built building which was originally the chapel to the main house with windows overlooking the easterly elevation with door to side and is used as a utility room with base units, one and a half bowl single drainer sink unit with mixer tap, plumbing for the washing machine.

Kitchen Garden Area

Decked area, raised allotment boxes, greenhouse, large log store with adjoining chicken coup and a timber framed shed, potting shed with windows to one side. In the grounds can be found a whole host of different shrubs, plants and trees of various kinds, stunning walled garden features, barbeque and a timber framed covered gazebo with seating, rockery areas, beautiful sweeping flagstone pathways, sun terraces and various outside lighting.

Workshop

Located to the north west side of the property with windows overlooking the side elevations divided in two with separate entrances, substantial in size, brick built with pitched tiled roof. Outside power and internally there is power and light.

Coach House

Situated to the rear of Hurchington Manor.

Kitchen/Breakfast Room

17'2" x 14'5" (5.25m x 4.40m)

Windows overlook both the front and the rear elevations, recently completed with brand new base and wall units, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, brand new Zanussi electric oven and grill with hob, extractor canopy and light, brand new gas central heating domestic hot water boiler concealed in cupboard, understairs storage cupboard. Vertical and double radiator.

Living Room

17'11" x 10'11" (5.48m x 3.34m)

Bay window to the side elevation, window to the rear with door, two double radiators, exposed beams and joinery.

Bathroom

Suite comprising walk-in shower cubicle with fixed chrome shower head and shower attachment, sliding doors, pedestal wash hand basin, w.c. with low level flush, tiled floor, window to the rear elevation, traditional roll top radiator with chrome heated towel rail.

First Floor Landing

Single radiator, window to the rear elevation.

Bedroom One

19'3" x 17'7" (5.89m x 5.37m)

Windows to the front and side elevation, radiator, mirror fronted wardrobe cupboards.

Bedroom Two

14'0" x 9'9" (4.28m x 2.98m)

Triple aspect windows to both the front, side and rear elevations, covered radiator

Cloakroom

WC with low level flush, wall mounted wash hand basin, tiled splashback, vanity unit beneath, single radiator, obscured window to the front elevation.

Bathroom

Stunning suite comprising traditional roll top bath with ornate hand shower attachment, tiled splashbacks, pedestal wash hand basin, walk-in shower cubicle with fixed chrome shower head, hand shower attachment and controls with sliding doors, obscure glass window to front elevation, traditional roll top radiator with heated chrome towel rail.

Outside

Front Garden

The front is a courtyard garden with ample seating and entertainment space available, off road parking is also available on the gravel driveway.

Rear Garden

Mainly laid to lawn and enclosed with mature hedging, outside lighting.

Agents Note

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.

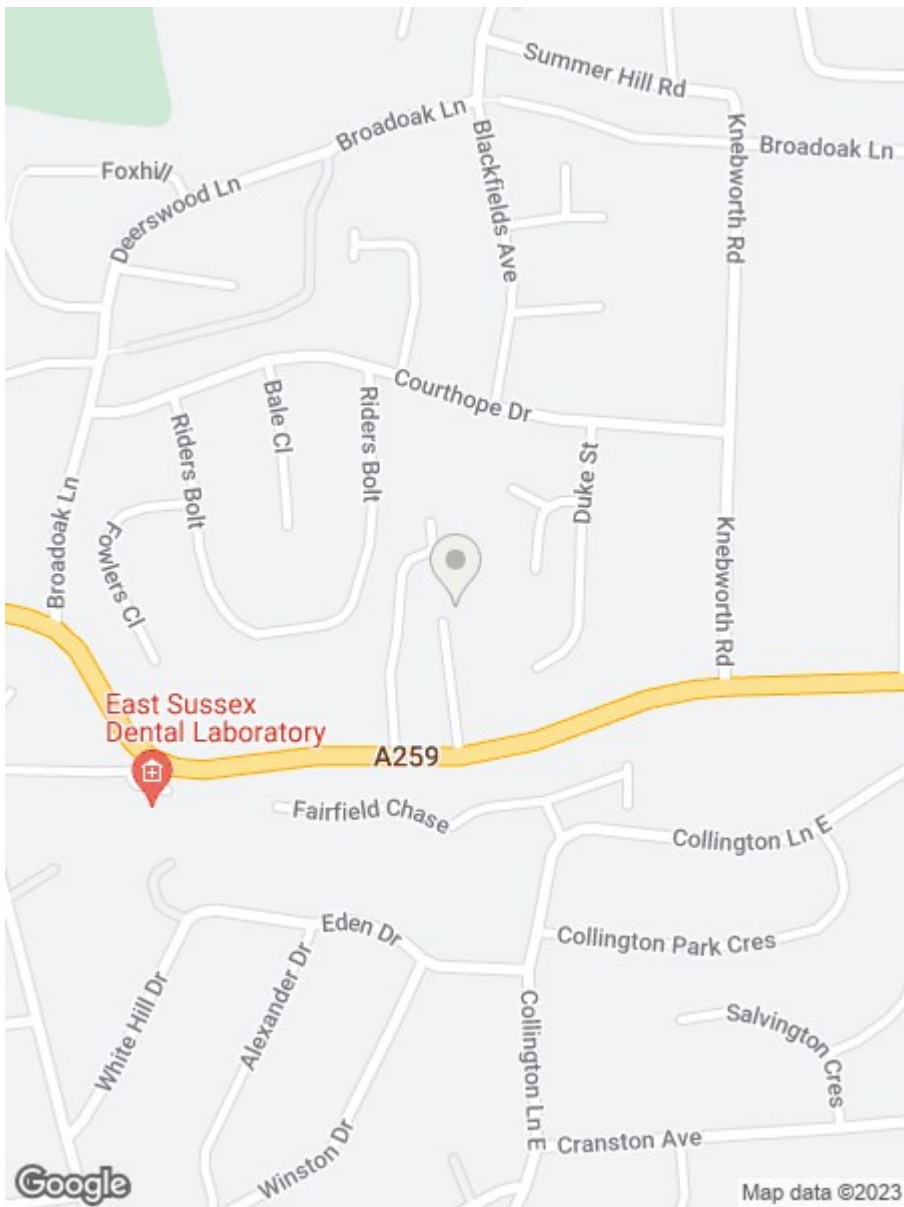






TOTAL FLOOR AREA : 5494 sq.ft. (510.4 sq.m.) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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