



The Limes, Boreham Street, East Sussex



The Limes, Boreham Street, Hailsham, East Sussex

A substantial Grade II listed Georgian detached residence, set within formal gardens of about 0.87 acres, with tennis court, double garage and parking. The house is located within the small Wealden village of Boreham Street and has stunning views over the local countryside and beyond.

Herstmonceux 2.4 miles. Rushlake Green 6.2 miles. Battle 6.3 miles (London Bridge from 76 minutes). Hailsham 6.5 miles. A21 - 8.7 miles. Heathfield 10 miles. Eastbourne 10 miles. Etchingham station 12.4 miles (London Bridge from 65 minutes). Stonegate station 14 miles (London Bridge about 1 hour). Tunbridge Wells 23 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: H

Services:

Mains water and electricity.
Oil-fired central heating.
Private drainage.







Elegant and well-proportioned accommodation, arranged over three floors, with the additional benefit of a substantial cellar.



The Property

This fantastic Grade II listed double fronted period home is believed to date back to the 18th century and offers a wealth of period features throughout including sash windows, exposed beams and fireplaces. Upon entering from the front porch you are greeted by a large and welcoming entrance hall with stairs rising to the first floor and access to the main reception rooms.

The drawing room and formal dining room are located to the front of the home and have triple sash windows overlooking the front flower beds and feature fireplaces giving a focal point to the rooms. The kitchen/breakfast room is to the rear, overlooking the terrace and lawned garden. The kitchen is fitted with a range of base and eye level units, red brick flooring, Aga oven, integrated electric oven, grill and hob. The utility room is located off the kitchen which in turn leads to the inner hallway and shower room. The games room and study complete the ground floor accommodation.

On the first floor, the galleried landing gives access to the bedroom accommodation. The principal bedroom has period features, windows overlooking the front and steps down to a large dressing room and en suite shower room. There are three further double bedrooms (one with an en suite shower room) as well as a family bathroom and separate w.c.

The second floor provides two further bedrooms, one with an en suite shower room.

Gardens and Grounds

Outside, the rear gravel terrace gives access to the beautiful formal lawned gardens and hard tennis court. There is also a detached summer house and a garden store. The double garage can also be accessed from the rear of the home along with a set of double gates out to the front driveway.





Situation

The property is located in the small Wealden village of Boreham Street, within close proximity to the larger villages of Herstmonceux and Rushlake Green, both of which offer amenities for local shopping. The nearby town of Hailsham offers a more extensive range of shopping and leisure facilities including supermarkets, theatre/cinema and leisure centre. Tunbridge Wells and the county town of Lewes are within easy driving distance as are Eastbourne, the market town of Heathfield and the historic town of Battle. For commuters there are railway stations at Battle, Stonegate and Etchingam providing a good train service to London. There is an excellent choice of state and private schools in the area with the popular schools of Dallington Primary School, St Andrews Preparatory School in Eastbourne, Eastbourne College, Vinehall at Robertsbridge, Bedes (preparatory school at Eastbourne and senior school at Upper Dicker) and Mayfield School (girls). The A21 at Battle provides connections to the national motorway network and the M25 giving access to London Heathrow and Gatwick airports. Leisure facilities in the area include golf courses at Horam, Battle, Eastbourne, Piltdown and the East Sussex National Course at Little Horsted; riding and walking in the surrounding countryside; opera at Glyndebourne; sailing and water sports at Bewl Water and on the south coast centres including Eastbourne Marina.

Directions (BN27 4SF)

From Tunbridge Wells take the A267 (Frant Road) heading south towards Mayfield and Heathfield. At the roundabout on the Mayfield by-pass, take the first exit and immediately right onto Newick Lane (A267). At the T junction, turn left onto the A265 and then immediately right onto the B2096 Battle Road. Continue for 1.5 miles and at Chapel Cross, turn right onto Marklye Lane towards Rushlake Green. Continue for 1.5 miles and, on reaching Rushlake Green, turn left (just after the 30 mph signs and just before the village green) signposted to Bodle Street. Continue straight over at the junction by the green with Rookery Lane onto Bodle Street Road. (which becomes Victoria Road). At the T-junction, turn left onto Gardner Street/Windmill Hill Road (A274). Continue for 1.3 miles and the property will be found on the left-hand side.

Approximate Gross Internal Floor Area
House: 389.8 sq m / 4196 sq ft (inc garage)

Cellar: 57.6 sq m / 620 sq ft
Outbuildings: 7.3 sq m / 78 sq ft
TOTAL: 454.7 sq m / 4894 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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