



# 125

— YEARS OF —

**Lambert  
& Foster**



**MAGNOLIA HOUSE**  
LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PN



**Lambert  
& Foster**



ETCHINGHAM STATION 1.5 MILES | TNUBRIDGE WELLS 15 MILES | GATWICK AIRPORT 47 MILES

## **MAGNOLIA HOUSE, LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PN**

A five-bedroom detached unlisted period property with private parking and a two-storey barn in a convenient position in the village of Hurst Green.

**OFFERS IN EXCESS OF £775,000 FREEHOLD**



### **DESCRIPTION**

Lambert & Foster are delighted to bring to market this five-bedroom detached unlisted period property with private parking and a two-storey barn in a convenient position in the village of Hurst Green.

The property benefits from 2379 sq. ft. of internal living space over two floors including, on the ground floor, a kitchen/breakfast room, study, office, sitting room, utility room and cloak room. On the first floor you find five bedrooms, an ensuite shower room and dressing room and a family bathroom.

Entering through the front porch you arrive in a beautiful large living room with exposed beams and a large inglenook fireplace with a wood burning stove and a feature bay window. From the living room you come to a central hallway which leads to the kitchen, a well-proportioned space featuring a large kitchen island, flag stone flooring, a range cooker, a wood burning stove, ample room for a large dining table and French doors leading directly to the garden. The ground floor also benefits from two studies/offices, a cloakroom and a large utility room.

Taking the stairs to the first floor, you find a central landing leading to five bedrooms and a modern family bathroom. The principal bedroom is of excellent proportions and benefits from a dressing room and a shower room.











## DESCRIPTION CONTINUED

Outside, the property is approached by a shared drive which leads to a private parking area with ample space for several cars. A track then leads down the side of the property giving gated access to the rear gardens and detached barn.

To the rear is a private garden featuring raised beds, an entertaining area and a large barn which has lapsed planning for conversion into an annexe and is currently used as a bar area and storage.

- Five bedrooms
- Two bathrooms
- Barn
- Ample parking
- Utility room
- Two offices



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### Magnolia House, 125 London Road, Hurst Green, Etchingham, TN19 7PN

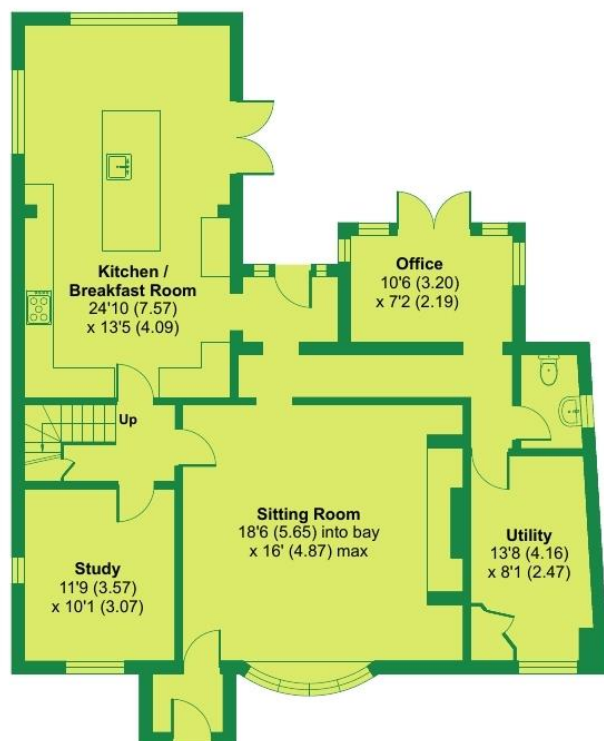


Approximate Area = 2379 sq ft / 221 sq m

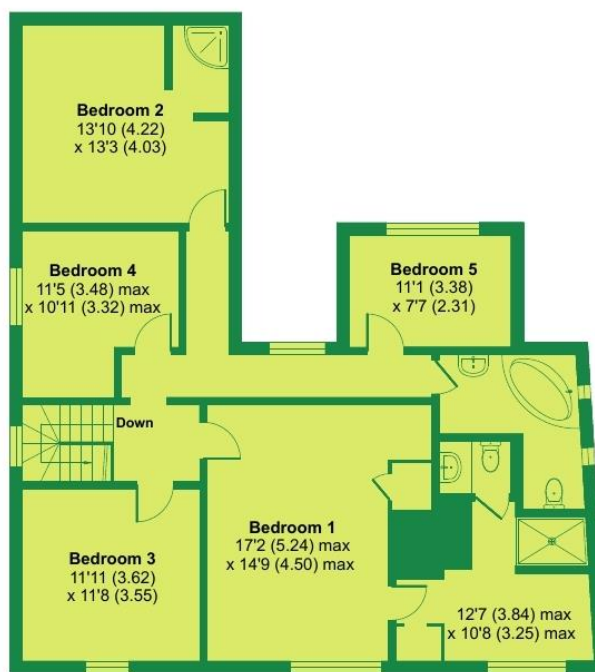
Outbuildings = 984 sq ft / 91.4 sq m

Total = 3363 sq ft / 312.4 sq m

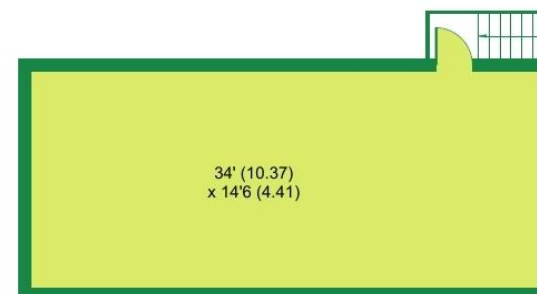
For identification only - Not to scale



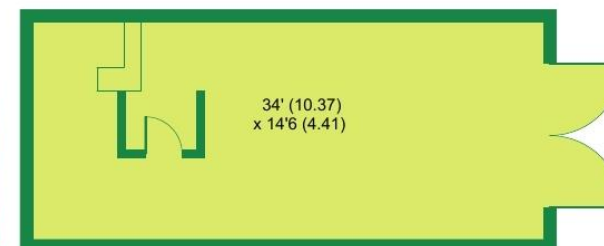
GROUND FLOOR



FIRST FLOOR



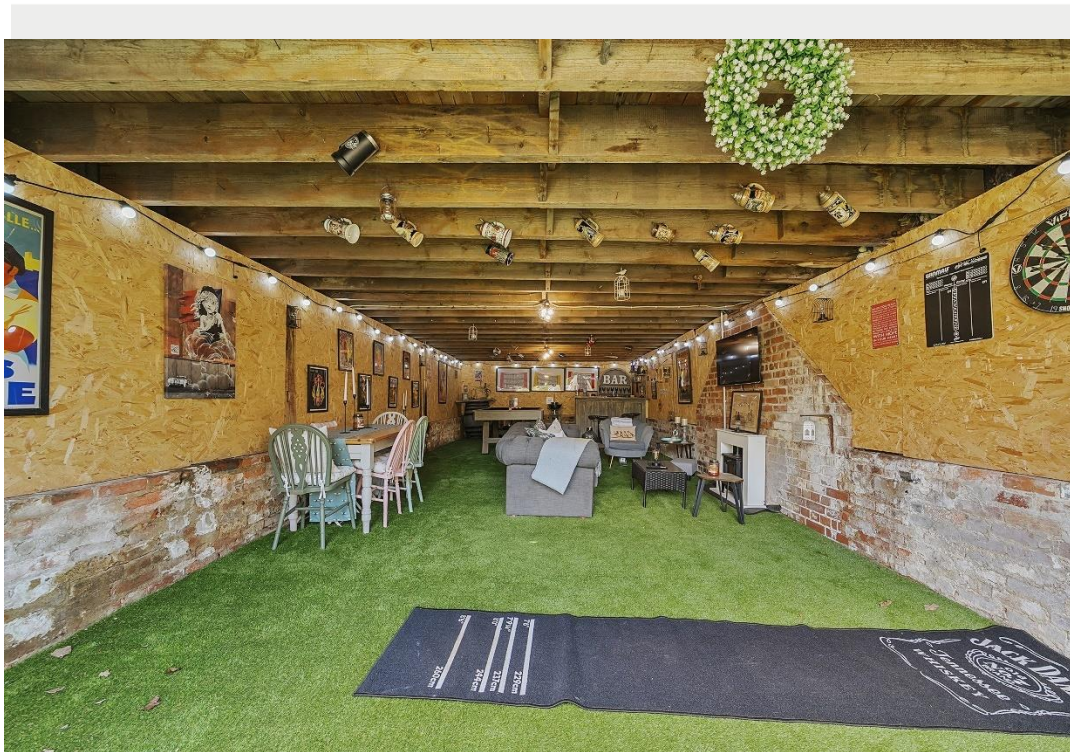
OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR







**VIEWING:** By appointment only. **Sussex Office:** 01435 873 999.

**WHAT3WORDS:** ///COUPLER.DUET.HELPED

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** Band F **EPC:** D (58)

**COVENANTS:** Covenants Relate to this property please contact the office for more information.

**FLOOD & EROSION RISK:** [Flood-map-for-planning.service.gov.uk](http://Flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations & tiled roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





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