



1-2 Wavern Coopers Croft, Herstmonceux
Hailsham

Offers in Region of **£725,000**

**MANSELL
McTAGGART**
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1-2 Wavern Coopers Croft

Herstmonceux, Hailsham

A beautifully positioned four/six bedroom, two bathroom detached country cottage with a driveway and attached double garage. Occupying a generous plot adjoining the neighbouring farmland and enjoying stunning far reaching rural views.

This fine country home was originally constructed as two dwellings, having been converted to provide one large family home the property enjoys versatile living accommodation for multiply occupants and at one point housed three generations. The ground floor is largely made up of reception rooms with a useful shower room. There are two separate staircases both accessing the first floor and attic rooms, which in total make six bedrooms or four bedrooms and two attic rooms/studies. The property has lapsed planning permission to split the property back into two dwellings with a double storey extension on the south side.

The property is entered via an entrance porch which continues through to a dining/family room on one side and a sitting room on the other. An open plan dining/living room continues through to a well equipped kitchen. There is an inner hallway with a shower room and a staircase rising to two bedrooms with a concealed staircase leading to an attic room/bedroom.





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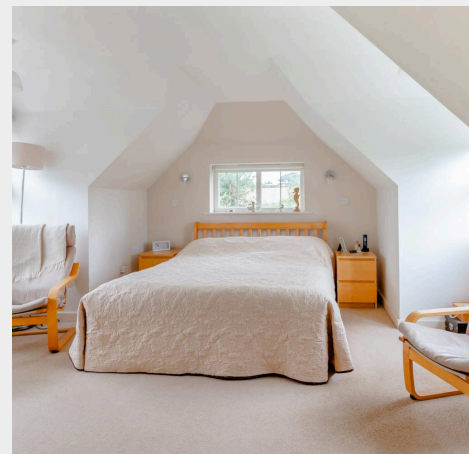
From the dining area a second staircase rises to a triple aspect principal bedroom, there is a further double bedroom and a large family bathroom with a concealed staircase rising to an attic room/bedroom.

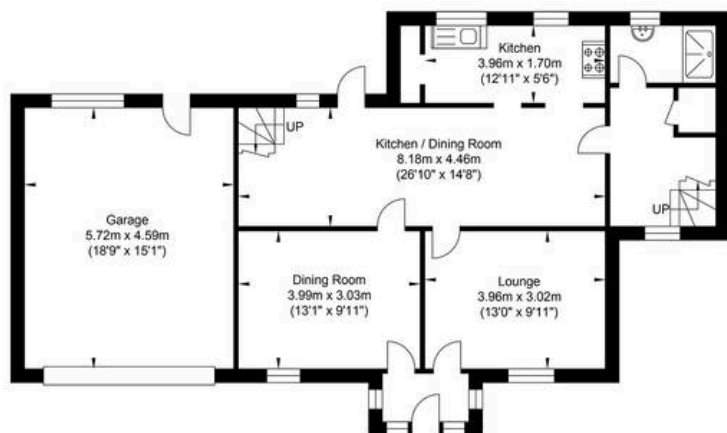
Outside, the front of the property is approached via a double width driveway which in turn leads to the double garage and further hardstanding provides further parking.

The rear garden has been beautifully arranged, predominately laid to lawn, flanked by mature hedging, and interspersed by well stocked flower and shrub beds with a seating terrace to the rear which enjoys a fabulous view across the adjoining farmland. Within the garden is a greenhouse and timber shed.

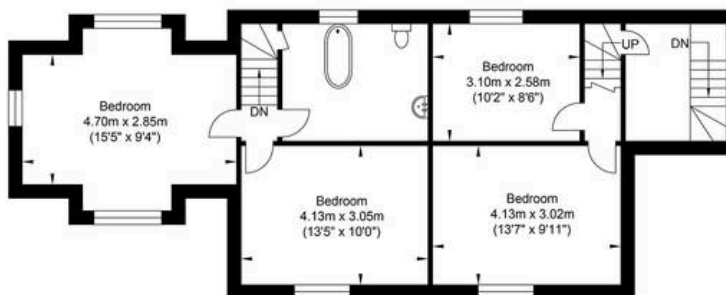
EPC: D

Council Tax Band: F

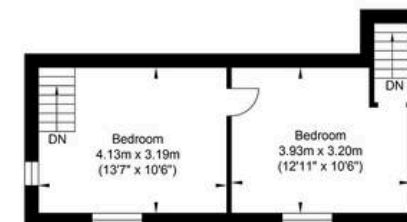




Ground Floor
Approximate Floor Area
1026.33 sq ft
(95.35 sq m)



First Floor
Approximate Floor Area
748.52 sq ft
(69.54 sq m)



Second Floor
Approximate Floor Area
288.58 sq ft
(26.81 sq m)

Approximate Gross Internal Area (Including Garage) = 191.70 sq m / 2063.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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