



Clock House, East Hoathly BN8 6QL

Lewes

Offers in Region of **£640,000**

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Clock House

East Hoathly, Lewes

A magnificent four double bedroom two bathroom attached former Victoria coach house, occupying a pleasant corner plot with a driveway and private rear garden. Beautifully situated off a rarely used country lane, surrounded by open countryside and within 0.8 of a mile of the centre of the village.

Clock House is a most attractive red brick former coach house, believed to date from 1889. The property has stunning period features throughout, high ceilings with most rooms enjoying a double aspect and brick arches in the lower ground floor. Over the most recent years the property has been tastefully decorated in heritage colours and features a refitted stylish and contemporary family bathroom. The lower ground floor is of a particular interest and could easily serve as self-contained accommodation. It is a versatile room which can serve as a bedroom or reception room. There is a wet room/utility with underfloor heating and there is a personal door which gives access to the driveway.

The property is entered via a spacious hall with a staircase rising to the first floor, with a cloakroom found nearby. There is a triple aspect kitchen/breakfast room fitted with a matching range of country-style units and an Everhot range stove. The sitting room is an impressive space, featuring a weathered metal insert and Chesney stove. Continuing from the sitting room is a dining room/study.



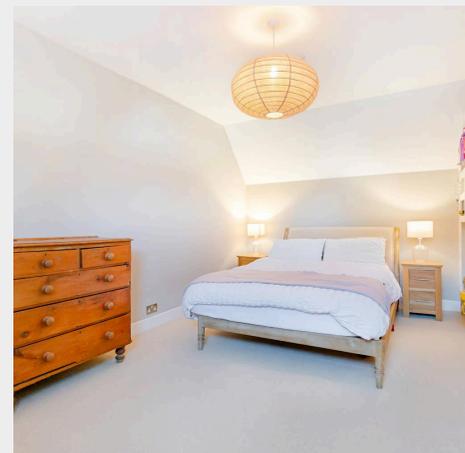


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The first floor provides a galleried landing, there are three double bedrooms with vaulted ceilings and exposed timbers. The family bathroom comprises of a modern suite with enclosed bath, central wall mounted valves and built in shower. The lower ground floor is a spacious fourth bedroom/reception room with tiled flooring and underfloor heating, attractive brick arches, personal door accessing the driveway and a wet room/utility room.

Outside, the front of the property is approached via shallow steps, to one side is a wide gravelled driveway providing off street parking. The rear garden enjoys much seclusion, predominantly laid to lawn and flanked by mature borders, with a brick paved seating terrace featuring a pergola and climbing roses. It has been carefully planted with a variety of climbers and bedding plants to provide blooms throughout the spring, summer and into autumn, and the wisteria is believed to be over a hundred years old.



EPC F

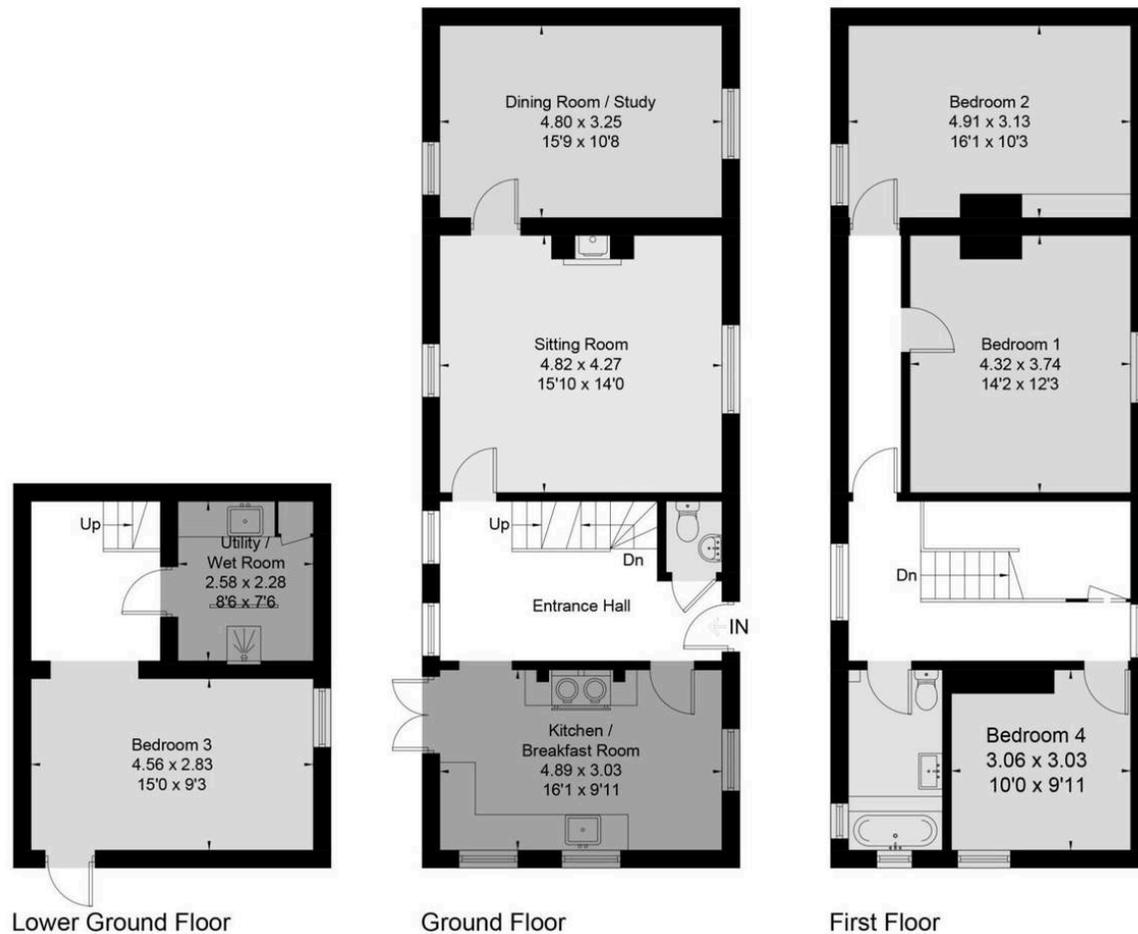
Oil fired central heating

Shared private drainage

Council Tax band: E

Tenure: Freehold

Approximate Area = 162.5 sq m / 1749 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
For identification only. Not to scale.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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