



## Clock House, East Hoathly BN8 6QL

Lewes

Offers over £625,000-£640,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

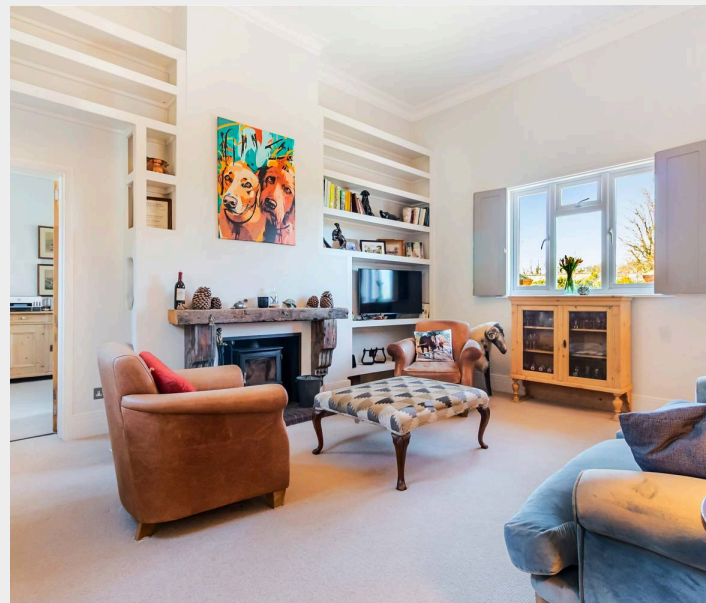
# Clock House

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.



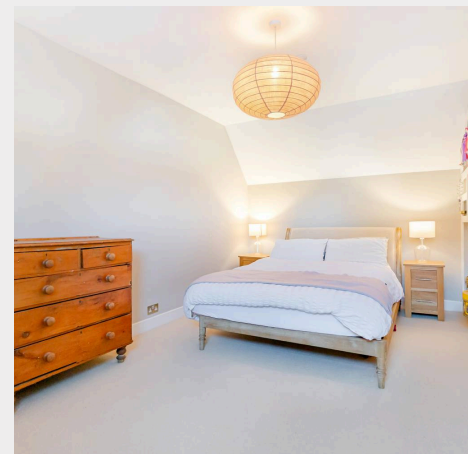
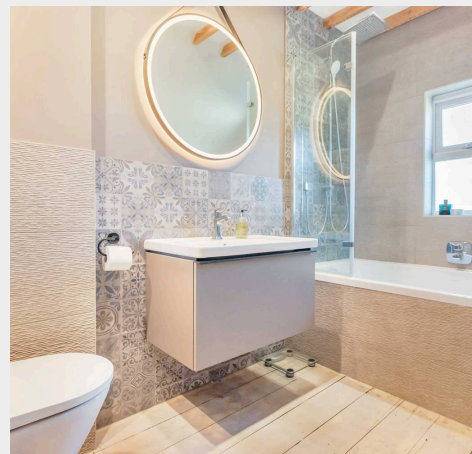


## Clock House

East Hoathly, Lewes

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

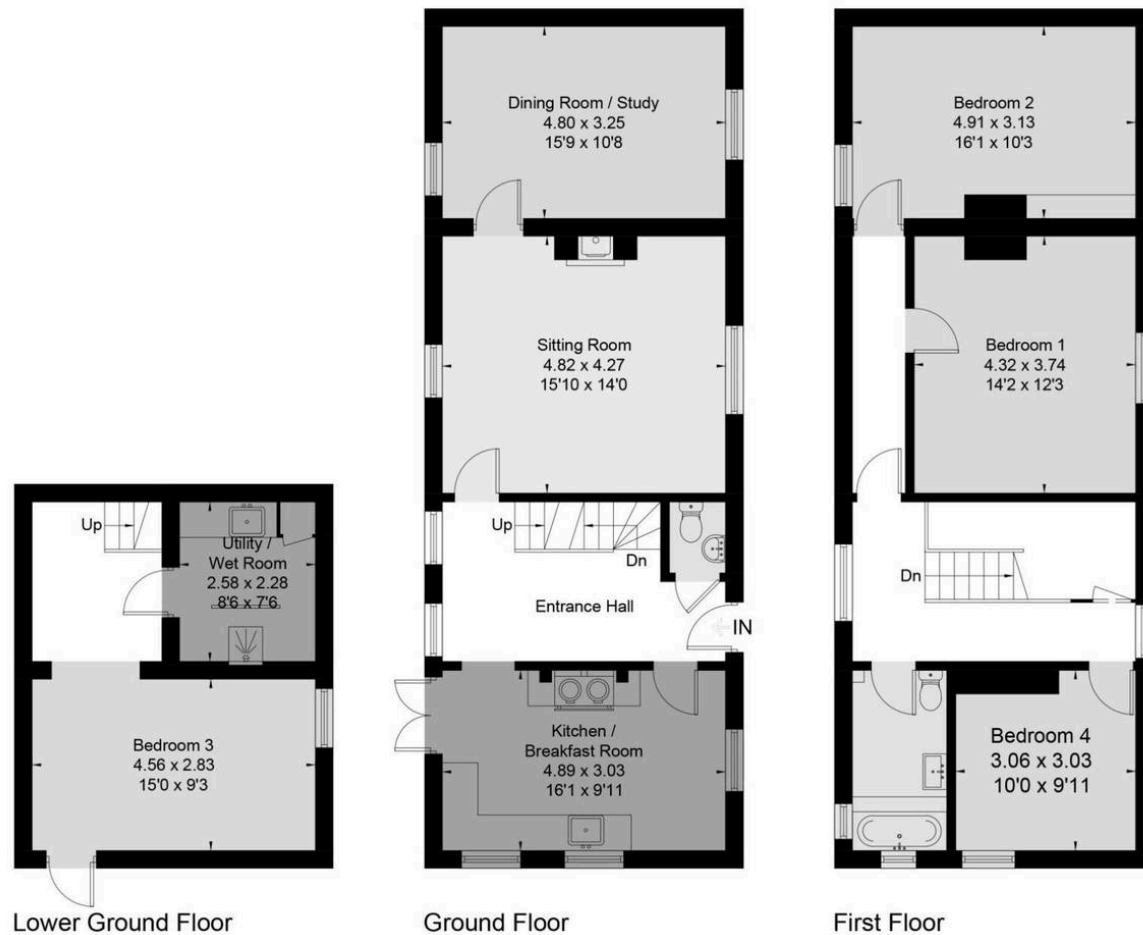
Oil fired central heating

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)

## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

[uf@mansellmctaggart.co.uk](mailto:uf@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/uckfield](http://www.mansellmctaggart.co.uk/branch/uckfield)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.