

Marylands

Stonestyle Lane, Hastings. TN35 4PE

In Excess of £850,000



An exceptional detached family home with five bedrooms, an indoor swimming pool, cinema room, wrap around gardens and double garage, enjoying a peaceful village setting surrounded by beautiful East Sussex countryside.

Marylands is a substantial detached family home occupying a peaceful position along the sought after Stonestile Lane, surrounded by the beautiful East Sussex countryside yet within easy reach of Hastings, Rye and the coast. Arranged over three floors, the house extends to generous proportions, offering five bedrooms and an exceptional range of reception and leisure spaces that create a home equally suited to everyday family life and large scale entertaining.

While beautifully maintained, the property presents an exciting opportunity for a new owner to modernise and personalise, creating a truly remarkable country home tailored to their own tastes.

The ground floor is centred around spacious living and entertaining areas, complemented by a study, utility room and separate preparation kitchen. A standout feature is the impressive indoor swimming pool, providing year round enjoyment, while the expansive cinema and entertainment room offers the perfect setting for family film nights, celebrations or watching live sport.

Outside, landscaped wrap around gardens provide privacy and mature planting, with terraces and seating areas to enjoy the surrounding setting. A balcony overlooks the gardens, whilst a double garage and generous driveway provide excellent parking.

Stonestile Lane is surrounded by the beautiful East Sussex countryside whilst remaining within easy reach of Hastings, Rye and Battle. The nearby village of Westfield offers everyday amenities including a village shop, pub, doctor's surgery and primary school, with a wider selection of shopping, dining and leisure facilities available in the surrounding historic towns.

The area is particularly popular with families thanks to an excellent choice of state and independent schools, including Claverham Community College, Battle Abbey School, Vinehall School, Claremont School and Buckswood School. Outdoor pursuits are plentiful, with the High Weald National Landscape, the beaches of Hastings and Camber Sands, sailing at Rye Harbour and championship golf at Rye, Sedlescombe and Cooden all close by.

Mainline rail services from Hastings, Battle and Robertsbridge provide regular connections to London, whilst the A21 offers convenient access to the M25, Gatwick Airport and the wider motorway network, making this an ideal location for those seeking a rural lifestyle without compromising on connectivity.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

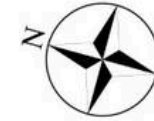
- Five bedroom detached home
- Indoor swimming pool
- Cinema and entertainment room
- Landscaped wrap around gardens
- Double garage and driveway
- Excellent schools nearby





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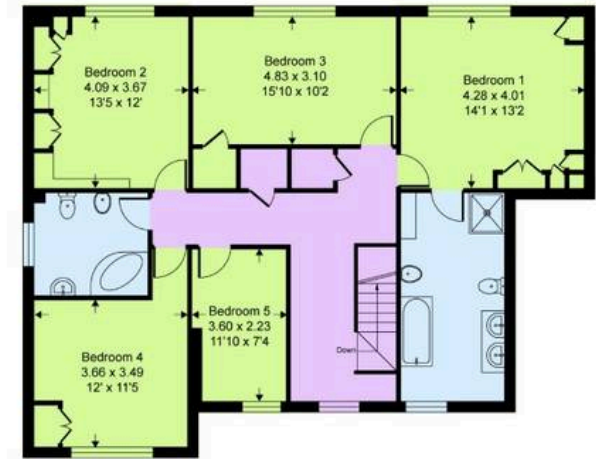
Approximate Gross Internal Area = 341.2 sq m / 3673 sq ft
Approximate Garage Internal Area = 36 sq m / 388 sq ft
Approximate Total Internal Area = 377.2 sq m / 4061 sq ft



Lower Ground Floor



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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