



Grangewood House

Battery Hill, Fairlight, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine Grade II listed house with extensive accommodation and stunning ornamental gardens, in a sought-after village.

A magnificent country house with refined, elegant accommodation and a wealth of stunning original details, set in a peaceful position on the edge of the village of Fairlight and moments from the coast. The house has distant sea views and is set in breathtaking landscaped and ornamental gardens surrounded by woodland, and there are also several outbuildings, including an annexe.



7 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS



GARAGE



7.77 ACRES



FREEHOLD



**RURAL/
VILLAGE**



8942 SQ FT



£3,550,000



The property

Grangewood House is a stunning Grade II listed country house, offering almost 9,000 square feet of beautifully appointed accommodation, plus outbuildings, in a secluded setting just outside the sought-after village of Fairlight. The property is believed to date from 1825 and features handsome ashlar stone elevations outside, while inside there are a wealth of stunning original details, including tall sash windows, high ceilings with ornate cornicing and plasterwork and handsome original fireplaces.

The reception hall provides an impressive welcome with its rib vaulted ceiling, wooden parquet flooring and doors leading to the main ground-floor reception rooms. These include the generous drawing room, which features an elegant patterned ceiling, a feature fireplace and a dual aspect, including French doors opening onto the gardens. Double doors connect the drawing room to the sitting room, which also has a dual aspect with large sash windows, as well as a fireplace fitted with a logburner. Both rooms have exposed wooden floorboards, while the family room

has parquet flooring, as well as a handsome fireplace, two stunning chandeliers and a large bay window overlooking the rear gardens.

There is a 36ft kitchen and dining area on the ground floor, with the kitchen featuring bespoke fitted units, a central island, integrated appliances and a stainless steel range cooker. The large dining area benefits from a ceiling lantern skylight overhead and French doors opening to the front gardens, while further ground-floor reception rooms include a sunny conservatory with sweeping views across the surrounding High Weald, a music room and an art studio. The cellar also offers a cinema room and a home gym, as well as useful home storage.



On the first floor there are five beautifully appointed double bedrooms, including the generous, luxury principal bedroom, which has windows to the front and rear, offering far-reaching views, plus a dressing room and an en suite bathroom. Each of the four additional first-floor bedrooms are en suite, while one also has a dressing room. There is a further bedroom on the second floor, plus one on the ground floor, as well as a family bathroom.

The annexe is located above the garaging block, providing valuable additional accommodation with its open-plan kitchen and sitting area, bedroom and shower room. It is an ideal space for guests or family members.











Outside

The property is set back from Battery Hill along a lane, with a gravel driveway providing access and plenty of parking space at the front of the house. The driveway also leads to the detached triple garage for further parking, with the annexe above. The gardens are mostly to the rear of the house, and feature various stunning ornamental and landscaped details. There are large areas of patio across the back and around the side of the house, providing ample space for al fresco dining, while the gardens extend to the rear in an orderly terraced layout, with neat grids of pathways and staircases leading to a central fountain, surrounded by beautifully maintained lawns, with border beds of box hedging and various flowering perennials. There is also an outdoor heated swimming pool with a sun terrace, beautiful gardens shaded by pergolas, and a pool house with a kitchenette and shower facilities. There is also a maze, a vegetable garden with raised beds, fruit cages, a shed and a greenhouse, and beyond the landscaped gardens, areas of peaceful meadow and woodland.

Location

The village of Fairlight lies in a highly sought-after position, nestled on clifftops between Rye and Hastings, in the midst of the stunning countryside of the High Weald Area of Outstanding Natural Beauty. The village has a parish church and a post office and village shop, while the nearest primary schools are the Guestling Bradshaw Church of England Primary School in Guestling Green and the Ore Village Primary Academy. The bustling seaside town of Hastings provides a superb selection of amenities and facilities, including shopping, supermarkets, and a selection of schools including the The Hastings Academy and the independent Buckswood School. Also within easy reach is the charming and historic town of Rye, which has a number of superb pubs and restaurants, and several cultural attractions including the annual Rye International Jazz & Blues Festival. The area provides wonderful scenery and is ideal for exploring on foot, or by bicycle. There are beaches at Winchelsea as well as the popular sandy beach at Camber. Mainline rail services are available from Hastings (1 hour 44

Distances

- Hastings 3.2 miles
- Rye 7.8 miles
- Battle 8.2 miles
- Bexhill 8.8 miles
- Eastbourne 20 miles
-

Nearby Stations

- Hastings
- Ore
- Three Oaks

Key Locations

- Hastings Castle - 4 miles SW
- Camber Castle - 5 miles NE
- Rye (Tower) - 6 miles NE
- Wilting Manor (Castle) - 6 miles W
- Bodiam Castle - 10 miles NW
- Castle Toll - 10 miles N

Nearby Schools

- Battle Abbey School
- Claremont School
- Bede's School
- Buckswood School
- St Richard's Catholic College
- St Thomas' CofE Primary School
- Netherfield CofE Primary School











The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 8,942 sq ft (831 sq m)

Garage internal area 571 sq ft (53 sq m)

Cottage internal area 425 sq ft (40 sq m)

Annexe internal area 199 sq ft (18 sq m)

Sheds internal area 832 sq ft (77 sq m)

Total internal area 10,969 sq ft (1,019 sq m)

For identification purposes only.

Directions

TN35 4AL

what3words: ///conjured.married.brains

General

Local Authority: Rother District Council

Services: Mains water, electricity and gas. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: Band C

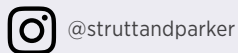
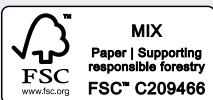
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