

Boreham House, Boreham Street
East Sussex



Strutt
& Parker

Land and property. Since 1885.



4,449 sq ft (413 sq m) | Freehold
Grade II Listed period house | Stunning gardens
Magnificent, far-reaching views | Two bedroom detached annexe

Guide price £1,600,000



An exceptional Grade II listed house with stunning gardens of 2.15 acres and ancillary accommodation, set in the village of Boreham Street and offering magnificent views across the High Weald (Area of Outstanding Natural Beauty).

Property

Boreham House is a handsome Grade II listed property with immaculately manicured gardens, outbuildings and extensive grounds, backing onto stunning rolling High Weald countryside. The property dates from the 18th century and features attractive elevations of red brick and hung tile, while inside there are various splendid original details, including sash windows, ornate ceiling corning and impressive original fireplaces.

The ground floor has four main reception rooms, including the dining room and the snug at the front, both of which have south-facing aspects and cast-iron fireplaces. Towards the rear there is a stunning drawing room with wooden flooring and a grand inglenook fireplace, while the spacious kitchen/breakfast room with its brick flooring, exposed timber beams and fireplace-recessed Aga provides further ground-floor entertaining space. The kitchen has rustic fitted wooden units, while the utility room has further fitted units and space for home storage. There is a bright dining room with fireplace, ideal for formal dining. There is also an office/games room and wine cellar located in the cellar itself.

There are four beautifully appointed double bedrooms on the first floor. These include the generous principal bedroom, which offers far-reaching views and benefits from a luxury en suite bathroom with a bathtub and a walk-in shower. Two further bedrooms are en suite, while the fourth bedroom has a dressing room and shower room. The second floor offers two additional bedrooms, plus a dressing room and family bathroom. Ancillary accommodation can be found in The Stables, providing a sitting room, a well-equipped kitchen, a bathroom and two bedrooms.







The 2.15 acres comprises immaculately manicured formal gardens, charming dell, field beyond and woodland, all enjoying breathtaking views of The High Weald (Area of Outstanding Natural Beauty).

Outside

Outside, the landscaped walled gardens include pristine lawns, clipped trees and hedgerows and sunny patio areas, while beyond there are rolling meadows and paddocks backing onto open countryside.

Outbuildings include two garages, a greenhouse, a shed, a summer house and a garden bar and deck, with an outlook across the stunning High Weald.

Location

The tiny village of Boreham Street lies in a picturesque position on the edge of The High Weald and within easy reach of Battle, Eastbourne and Hailsham. There is a local pub in the village, while nearby Windmill Hill provides several amenities, including a post office and general store.

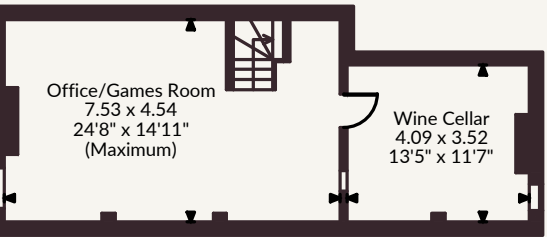
The larger village of Herstmonceux lies a mile to the west, and offers further amenities, including a primary school and a selection of shops and facilities, including a post office, a general store and a pharmacy, while Hailsham provides access to supermarkets, leisure facilities and secondary schooling. Independent schools in the area include Battle Abbey School, Bede's Senior School and Claremont School.

The coast at Pevensey is about six miles to the south, whilst the bustling coastal town of Eastbourne is 11 miles away. The area is well connected by road, with the A259 and A27 providing access towards access in the direction of Lewes and Hastings, and the A26 and A21 providing routes towards London. Mainline rail services to London Bridge/Charing Cross are available at Battle (1 hour 10 minutes).

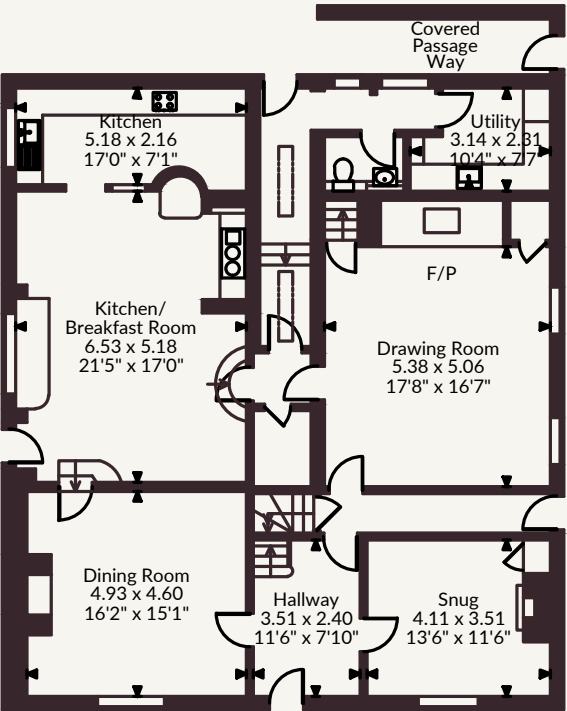
Postcode region: BN27



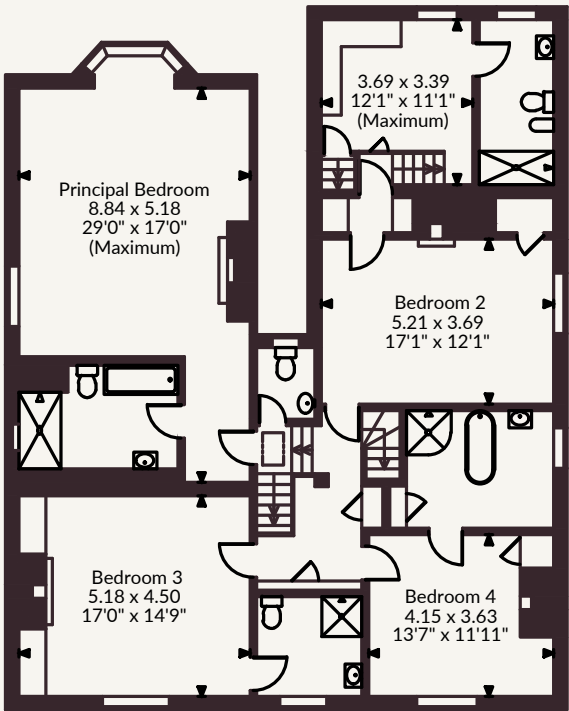
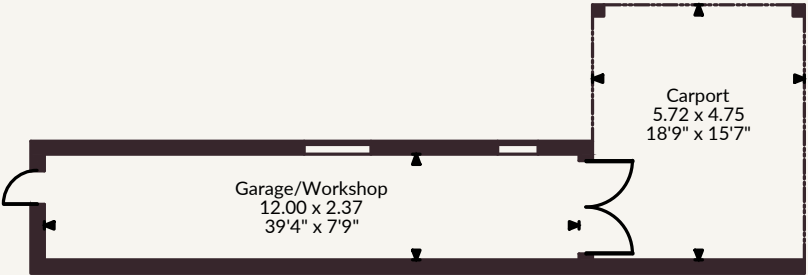
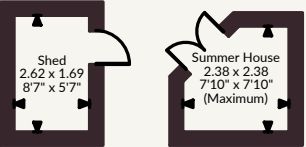
Boreham House, Boreham Street, Hailsham, East Sussex
Main House internal area 4,449 sq ft (413 sq m)
Garages/Workshop & Carport internal area 750 sq ft (70 sq m)
Outbuildings internal area 482 sq ft (45 sq m)
The Stables/Annexe internal area 522 sq ft (48 sq m)
Total internal area 6,203 sq ft (576 sq m)
Quoted Area Excludes 'Log Store'



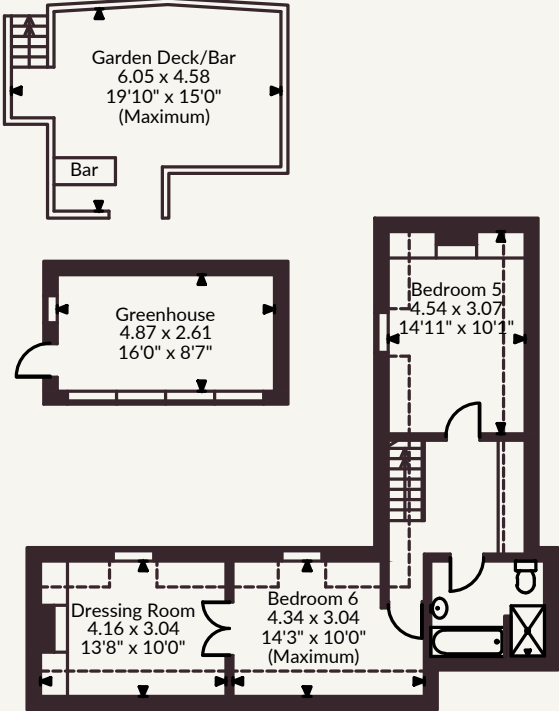
Cellar



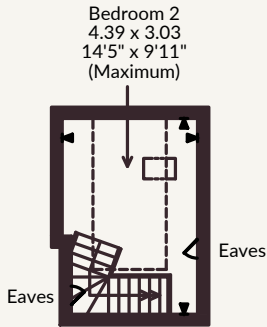
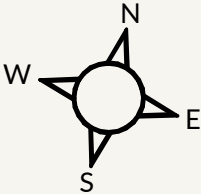
Ground Floor



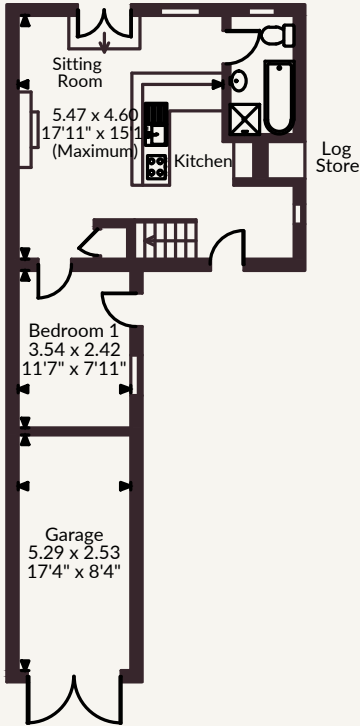
First Floor



Second Floor



The Stables/Annexe
First Floor



The Stables/Annexe
Ground Floor



Strutt & Parker Lewes

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General

Local authority: Wealden District Council
Services: Mains electricity and water. Oil-fired central heating.
Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band F
EPC rating: Band D
Tenure details: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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