



Fairland

The Street, Selmeston, East Sussex

STRUTT  
& PARKER

BNP PARIBAS GROUP



## A pretty Grade II Listed house with generously-proportioned accommodation located in a sought-after semi-rural setting.

A handsome double-fronted four bedroom period family home, sensitively combining modern amenities and elegant décor with period features including casement glazing and some original doors, exposed beams and fireplaces. It is located in a semi-rural setting, enjoying countryside views.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**GARDENS**



**FREEHOLD**



**SEMI-RURAL**



**2,910 SQ FT**



**£1,250,000  
GUIDE PRICE**

### The property

Dating from the 15th century with 18th century frontage, Fairland is a double-fronted family home offering more than 2,900 sq ft of light-filled flexible accommodation which sensitively blends modern amenities and neutral décor with period features.

From a welcoming reception hall with quarry-tiled flooring, it leads to a drawing room with a feature inglenook fireplace and woodburning stove, also set on quarry tiles. A separate sitting room offers exposed wooden flooring, bespoke shelving, and a second woodburning stove. In the kitchen/dining room, modern base units are paired with wooden worktops and splashbacks, while an Aga and integrated appliances complete the space. The adjoining dining area features wooden flooring, a curved exposed brick wall, an original bread oven, and space for a table. French doors open to the rear terrace, while a door leads to a generous, wood-lined fitted pantry. The kitchen flows into a fitted utility area with a Belfast

sink and a useful cloakroom. From here, a stable door leads to a 32-foot conservatory with an angled glazed roof, a side door, and French doors opening onto the rear terrace. Adjacent is a generous, inter-connecting vaulted study, complete with a feature fireplace housing a woodburning stove and bespoke shelving. The property also benefits from 15ft cellarage, suitable for a variety of uses.

A generous first floor landing with exposed wooden flooring gives access to a high-ceilinged principal bedroom with wooden flooring and fitted storage and three further double bedrooms, one with wooden flooring, a fireplace and fitted storage, together with a family bathroom.

### Outside

Set well back from the lane behind mature hedging and trees, the property is approached over a gravelled side driveway providing private parking and giving access to the detached brick-built garage.





## Outside

The well-maintained garden surrounding the property on three sides is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features an attached garden store, numerous seating areas, a vegetable garden with raised beds and, to the rear, a generous block-paved terrace accessible from the conservatory and dining area, ideal for entertaining and al fresco dining. The whole enjoys far-reaching views over surrounding South Downs countryside.

## Location

Selmeston village has a church, village hall, village store, pub, petrol station, cricket pitch and recreation ground. Located in the Cuckmere Valley at the foot of the South Downs, Arlington has a church, village hall, farm shop, award-winning pub/restaurant, wood and reservoir. Alfriston village has a church, independent shopping including a delicatessen, Post Office, GP surgery, restaurants, pubs and primary schooling. Berwick station (2.0 miles) offers regular direct trains to central London.

## Distances

- Alfriston 3.3 miles
- Lewes 7.4 miles
- Brighton 15.0 miles

## Nearby Stations

- Berwick

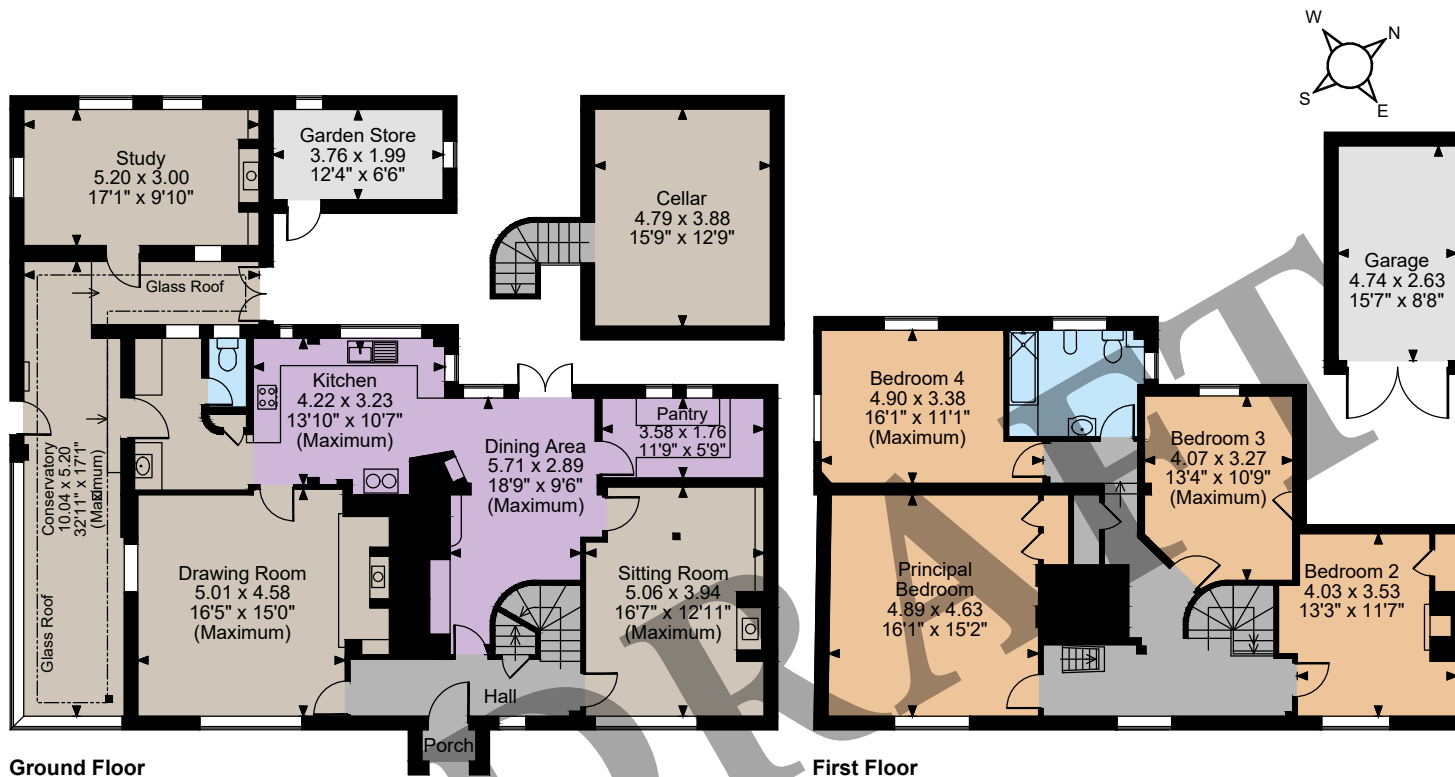
## Key Locations

- Lewes Castle
- Charleston Farmhouse
- South Downs National Park
- Seven Sisters Country Park
- Cuckmere Haven

## Nearby Schools

- Bedes
- Eastbourne College
- St. Andrews Prep
- Lewes Old Grammar





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

House internal area 2,910 sq ft (270 sq m)  
Garage internal area 134 sq ft (12 sq m)  
Garden Store internal area 81 sq ft (7 sq m)  
Total internal area 3,125 sq ft (290 sq m)  
For identification purposes only.

## Directions

BN26 6TY

what3words: ///plot.quietest.hairspray

## General

Local Authority: Wealden District Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

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

Council Tax: Band G

EPC Rating: TBC

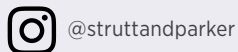
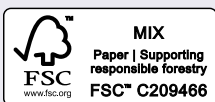
## Lewes

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