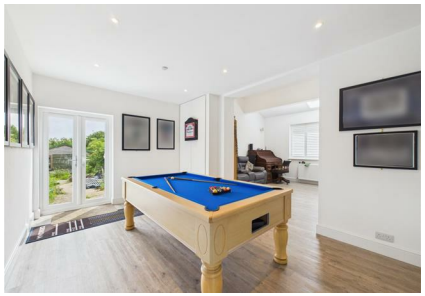
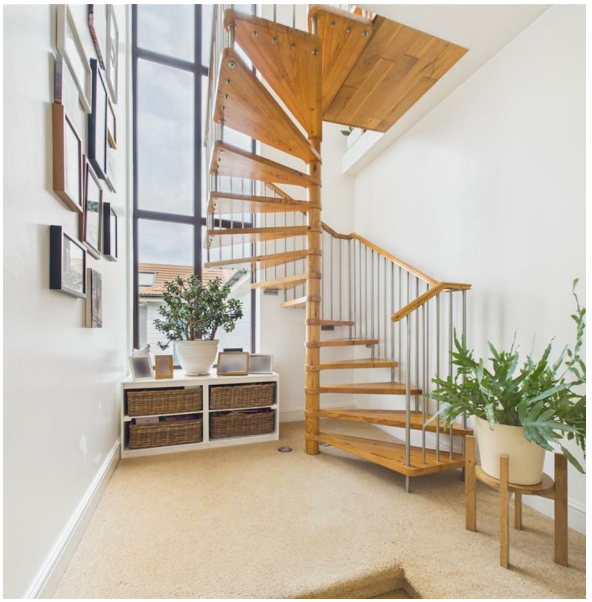
Telscombe Road, Peacehaven, BN10 8AH
Asking Price £1,250,000

Open House
estate agents















Telscombe Road, Peacehaven, BN10 8AH

Asking Price £1,250,000

Council Tax Band: F

Occupying one of the largest and most prestigious plots in Peacehaven, this exceptional family home presents a truly rare opportunity to acquire a substantial residence with extensive grounds, outstanding versatility and breathtaking views across the South Downs and surrounding farmland. Having been lovingly owned, extended and improved by the same family for many years, the property has been thoughtfully configured to provide superb multi-generational living accommodation, whilst offering endless potential for a variety of lifestyle pursuits.

Set within expansive grounds approaching a private parkland setting, the plot provides an abundance of possibilities. Whether you are seeking a smallholding, equestrian paddocks, a private nature reserve, or simply an unrivalled family retreat, the scope on offer is remarkable.

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The principal residence offers spacious and adaptable accommodation throughout. A magnificent living room with vaulted ceiling forms the heart of the home, creating a wonderful sense of light and space. Adjacent is a substantial kitchen/breakfast room, perfectly designed for family life and entertaining, whilst additional reception accommodation includes a further sitting room and a dedicated games room. The ground floor is further served by a family shower room/WC, utility room and practical boot room with access to the inner courtyard.

On the first floor, five generously proportioned double bedrooms provide excellent family accommodation. The impressive principal suite benefits from a dressing area and en-suite shower room, while many of the rear-facing rooms enjoy spectacular panoramic views over the South Downs National Park and neighbouring countryside.

A significant and more recent addition to the property is the impressive contemporary annexe, offering independent accommodation of exceptional quality. The centrepiece is an outstanding open-plan living, dining and kitchen area with direct access to a large balcony, perfectly positioned to enjoy the far-reaching rural views. Two exceptionally spacious double bedrooms are provided, both benefitting from en-suite facilities, whilst a separate utility room adds further practicality.

Externally, the property's extensive grounds are a defining feature. A substantial oak-framed tandem garage is complemented by a large workshop with attached store, together with additional tractor and garden storage facilities. The beautifully varied gardens combine formal areas of lawn and hardstanding with extensive natural planting, mature trees and winding pathways that create a unique and tranquil environment rich in wildlife and character.

This is an extraordinary country-style residence offering privacy, flexibility and lifestyle opportunities seldom found within Peacehaven, all whilst remaining conveniently positioned for local amenities, transport links and the stunning Sussex coastline.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area(1)

5819 ft²

540.3 m²

Balconies and terraces

115 ft²

10.7 m²

Reduced headroom

59 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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