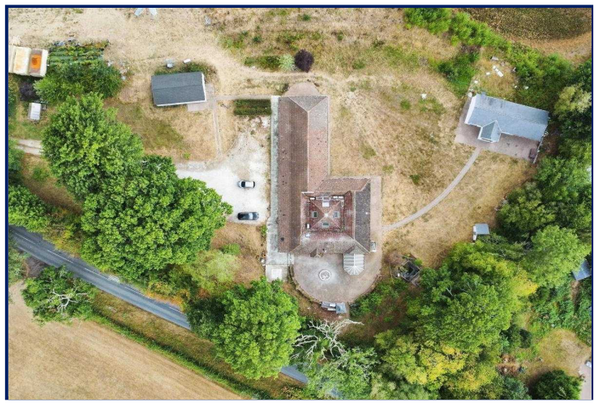


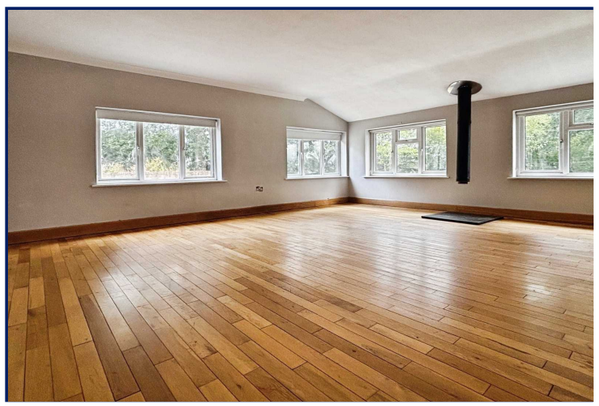














The Sanctuary, Horns Cross,
Northiam, Rye, East Sussex, TN31

Reeds Rains

Asking Price: £995,000
Freehold

reedsrains.co.uk

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Asking Price: £995,000 Freehold

Council Tax Band:
EPC Rating: E

Description

A rare opportunity to acquire a spacious, contemporary six-bedroom home set within two acres, complete with its own heated indoor swimming pool. Solid oak floors and bespoke joinery run throughout, setting an elegant tone from the entrance hall onward. The ground floor offers superb versatility for family life and entertaining, with a large games room, a striking vaulted dining room, and a comfortable sitting room. A well-equipped laundry room adds everyday practicality. At the heart of the home, the spacious kitchen/diner impresses with a tiled floor with central island and dishwasher all flowing through to a bright conservatory. Beyond, the bedroom accommodation is equally impressive. The master suite boasts a walk-in wardrobe and a luxurious ensuite wet room with shower, jacuzzi bath, basin and WC. A further double bedroom enjoys its own ensuite bathroom, while another offers a fitted wardrobe and ensuite shower room. An inner hallway leads to an additional shower room, serving two further double bedrooms fitted with air conditioning. For ultimate relaxation, the home's indoor swimming pool making this home an elegant and spacious home perfect for large families or multi generational living. Outside, a large garden and terrace provide space to relax and entertain, with a driveway leading to ample parking. The property benefits from oil-fired and underfloor heating throughout. Two separate two bedroom self contained annexes offer two bedroom living accommodation with kitchens and are well suited for independent living.

Location

Tucked away in the heart of the East Sussex countryside, Horns Cross is a peaceful hamlet within the parish of Northiam, offering a rural lifestyle without being cut off from everyday essentials.

It sits within the Rother district, surrounded by rolling farmland and quiet lanes, the kind of setting that draws buyers looking to escape the everyday. The neighbouring village of Northiam is just a short drive away and provides a genuinely charming hub, known for its abundance of half-timbered, thatched cottages and houses. Notable local landmarks include the spectacular house and gardens of Great Dixter one of the region's most celebrated horticultural attractions, and just a mile and a half from Horns Cross itself. For those seeking a wider choice of shops, schools and amenities, the historic Cinque Port town of Rye and the market town of Battle both lie within easy reach, with Horns Cross conveniently positioned between the two. The surrounding villages of Broad Oak, Beckley and Ewhurst Green add further character to the area, each offering their own slice of quintessential Sussex charm. Whether you're drawn by the tranquillity of hamlet life, the pull of the surrounding countryside, or easy access to some of the county's best-loved historic towns, Horns Cross offers a rare blend of seclusion and connectivity.

Entrance Hall

Reception Room
19'9" x 17'6" (6.02m x 5.33m)

Kitchen/Diner
36' x 19' (10.97m x 5.8m)

Utility Room
8'5" x 7'5" (2.57m x 2.26m)

Conservatory
16'1" x 12'4" (4.9m x 3.76m)

Bedroom One
15'3" x 15'2" (4.65m x 4.62m)

En-Suite

Bedroom Two
12'7" x 11'2" (3.84m x 3.4m)

En-Suite

Bedroom Three
14'9" x 11'6" (4.5m x 3.5m)

En-Suite

Bedroom Four
12'9" x 8'4" (3.89m x 2.54m)

En-Suite

Bedroom Five
14' x 10'1" (4.27m x 3.07m)

En-Suite

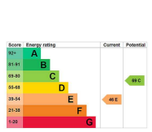
Swimming Pool
29' x 20'4" (8.84m x 6.2m)

Annexe One

Reception Room
21'11" x 9'1" (6.68m x 2.77m)

Kitchen
9'11" x 6'4" (3.02m x 1.93m)

Bedroom One
13'x 9'1" (3.96mx 2.77m)



For full EPC please contact the branch.

Bedroom Two
9'8" x 9'1" (2.95m x 2.77m)

En-Suite
9'2" x 4'10" (2.8m x 1.47m)

Annexe Two

Kitchen/Reception
22' x 18'8" (6.7m x 5.7m)

Bedroom One
18'8" x 8'7" (5.7m x 2.62m)

En-Suite

Bedroom Two
8'10" x 8'6" (2.7m x 2.6m)

Grounds
Approx 1.5 Acres

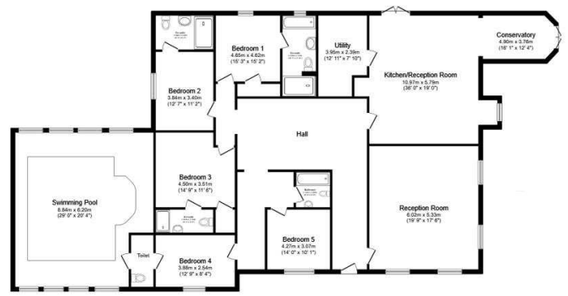
Freehold

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan



Annexe 1



Annexe 2

Total floor area: 393.3 sq.m. (4,234 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information which you will need to know about this property can be found at reedsrains.co.uk