

**RUSH  
WITT &  
WILSON**



**14 Mountfield Villas, Solomans Lane, Mountfield, East Sussex TN32 5LY  
Offers In Excess Of £525,000**

**This exceptional property has been extended and refurbished throughout and now offers a simply stunning and spacious semi-detached family home.**

**Set in a semi-rural location with countryside views and direct access onto rural walks whilst being within easy access of both Battle and Robertsbridge with excellent schools and mainline station serving London Charing Cross.**

**The generous accommodation comprises an entrance hall, dual aspect sitting room, kitchen/dining room with bi-folding doors onto the garden, utility room and cloakroom. To the first floor there are four bedrooms, three of which are doubles with a large en-suite wet room and a well appointed family bathroom.**

**Outside there is an impressive landscaped garden with a large sandstone terrace accessed from the principle rooms and ideal for entertaining, along with ample off street parking.**



Property approached via a wooden five bar gate, leading on to a pea shingle driveway with exterior lighting and a composite glazed door into:-

### **Entrance Hall**

14'97 x 10'36 reducing to 6'11 (4.27m x 3.05m reducing to 2.11m)

Double glazed windows to front aspect, inset ceiling lighting, two radiators, engineered flooring with under floor heating and under stairs storage cupboard.

### **Cloakroom**

Fitted with a low level concealed w.c, vanity wash hand basin with mixer tap and storage drawer beneath, engineered flooring with under floor heating, inset ceiling lighting and opaque double glazed window to front aspect.

### **Sitting Room**

20'71 x 10'84 (6.10m x 3.05m)

Enjoying a dual aspect via double glazed windows to the front and rear via double glazed bi-folding doors with access onto the stunning sun terrace and rural views, engineered flooring, two radiators, pendant and inset ceiling lighting and tiled fireplace. (we have been advised this is an open chimney and could house a wood burning stove).

### **Kitchen/Dining Room**

24'07 x 10'51 (7.49m x 3.05m)

This stunning room is flooded with light via double glazed windows and a set of double glazed bi-folding doors, enjoying views over the garden. Fitted with a matching range of base and full height cupboards with deep pan drawers and glass dresser style display unit, wooden work surface over with matching up-turns and breakfast bar, 1 1/2 bowl sink with drainer and pull out mixer tap, integral dishwasher and eye level oven and microwave, induction hob with cooker hood over, space for American style fridge/freezer, inset and pendant lighting, engineered flooring with under floor heating and ample space for family dining table.

### **Utility Room**

9'07 x 9'03 (2.92m x 2.82m)

Fitted with a matching range of wall and base mounted units with wood effect work surface over, single bowl sink with drainer and mixer tap, space for washing machine, tumble dryer and freezer, double glazed window to front aspect, uPvc double glazed door with side access, base mounted oil fired boiler and inset ceiling lighting.

### **First Floor**

Stairs leading up from entrance hall to :-

### **Landing**

With ceiling lighting and loft hatch access with pull down ladder and lighting.

### **Bedroom One**

13'61 x 14'05 (3.96m x 4.39m)

Double glazed window to rear aspect with stunning views over the garden and adjoining farmland, inset and ceiling lighting and radiator.

### **En Suite Wet Room**

5'79 x 10'24 (1.52m x 3.05m)

This spacious room is arranged as a wet room with a large shower area with glass screen, concealed fitments, fixed rainfall showerhead and hand held attachment, concealed low level w.c, vanity wash hand basin with mixer tap and storage drawer beneath, tiled floor, part tiled walls, inset ceiling lighting, heated towel rail and opaque double glazed window to front aspect.

### **Bedroom Two**

10'65 x 11'04 (3.05m x 3.45m)

Double glazed window to rear aspect with stunning views over the garden and adjoining farmland, inset lighting and radiator.

### **Bedroom Three**

10'73 x 9'86 (3.05m x 2.74m)

Double glazed window to rear aspect with stunning views over the garden and adjoining farmland, inset lighting and radiator.

### **Bedroom Four**

6'86 x 10'83 extending to 9'74 (1.83m x 3.05m extending to 2.74m)

Double glazed window to front aspect, ceiling lighting, radiator and airing cupboard housing hot water cylinder.

### **Bathroom**

6'99 x 10'79 (1.83m x 3.05m)

Fitted with a low level concealed w.c, vanity wash hand basin with mixer tap and storage drawers beneath, double ended bath with concealed fitments, fixed rain fall shower head and hand held attachment, tiled floor, part tiled walls, ceiling lighting, heated towel rail and opaque double glazed window to front aspect.

### **Outside**

#### **Front Garden**

The front of the property is approached via a wooden five bar gate and is principally arrange as ample off street parking on a pea shingle driveway with mature flower and shrub borders, exterior lighting and gated side access to the rear garden

#### **Rear Garden**

The stunning garden has been thoughtfully landscaped by the present owners and is ideal for outdoor entertaining with a large sandstone terrace that can be accessed via the bi-folding doors from both the sitting room and the kitchen. The terrace is surrounded with well stocked flower and shrub planted borders and has steps that lead up to a level lawned area with a pathway leading through to a timber shed. Enclosed with attractive fencing with gated access from the front and enjoying views onto the neighbouring farmland.

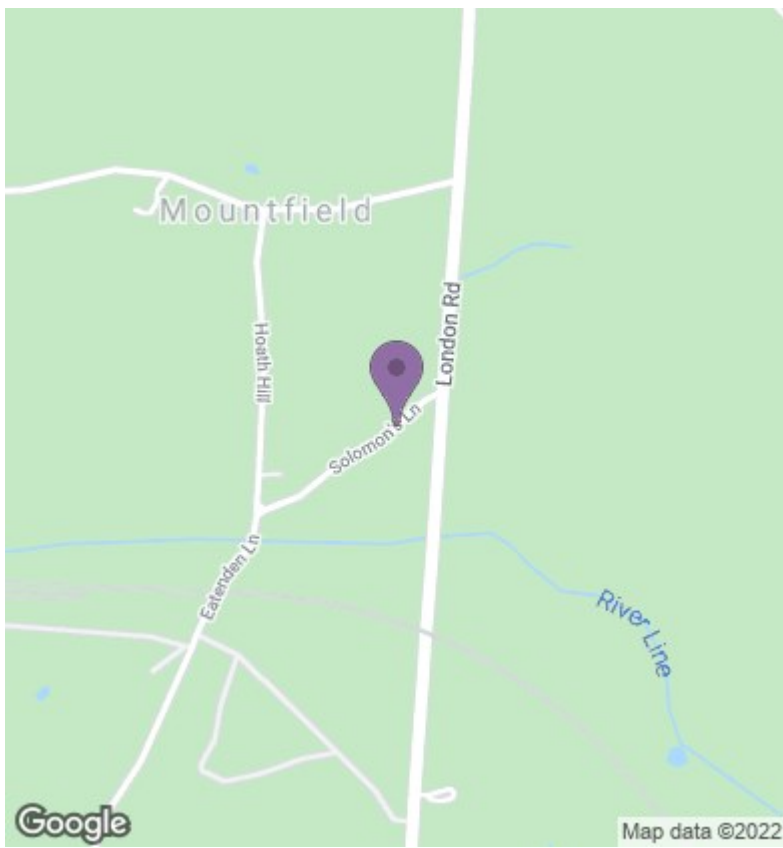
#### **Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England & Wales EU Directive 2002/91/EC 



**Residential Estate Agents**  
**Lettings & Property Management**



**88 High Street**  
**Battle**  
**TN33 0AQ**  
**Tel: 01424 774440**  
**battle@rushwittwilson.co.uk**  
**www.rushwittwilson.co.uk**