

**RUSH  
WITT &  
WILSON**



**Forewood Lane,, Crowhurst, East Sussex TN33 9AB**  
**£1,195,000 Freehold**

An exceptional detached country home set within approx. one acre of beautifully established grounds, offering extensive & versatile accommodation incl. a superb self-contained annexe, ideal for multi-generational living. Thoughtfully designed & meticulously maintained, with a clear emphasis on space, light & connection to the south-facing garden. A generous entrance lobby with herringbone flooring, fitted shelving & central staircase sets the tone, leading through to the principal living spaces. The sitting room features near full-width sliding doors onto an expansive composite deck, mirrored by the impressive kitchen/living area with large island, seating areas & further garden access—perfect for entertaining & everyday living. A separate dining room, utility & cloakroom complete the ground floor. The annexe is a standout, offering open-plan kitchen/dining/living space with striking roof lantern, double bedroom with fitted wardrobes & modern shower room, all with direct access to the decking & garden. Upstairs, five generous double bedrooms are arranged around a spacious landing, two with en suites, plus a well-appointed family bathroom. The principal suite benefits from a walk-in dressing room & private composite balcony overlooking the garden. Externally, gated frontage provides extensive off-road parking leading to a double garage with power, lighting & internal access to a full length office space. The south-facing rear garden is a highlight—bordered by mature trees, with pond & full-width composite decking with glass balustrade, offering multiple seating areas. Positioned within a sought-after village setting, enjoying a peaceful semi-rural lifestyle yet within easy reach of mainline stations, well-regarded schools & nearby Battle, Hastings Old Town, St Leonards & Bexhill. Finished to a high standard throughout, the home combines space, versatility & quality in a highly desirable semi-rural setting.





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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

373.9 m<sup>2</sup>

4025 ft<sup>2</sup>

Balconies and terraces

120.8 m<sup>2</sup>

1300 ft<sup>2</sup>

Reduced headroom

19.7 m<sup>2</sup>

212 ft<sup>2</sup>

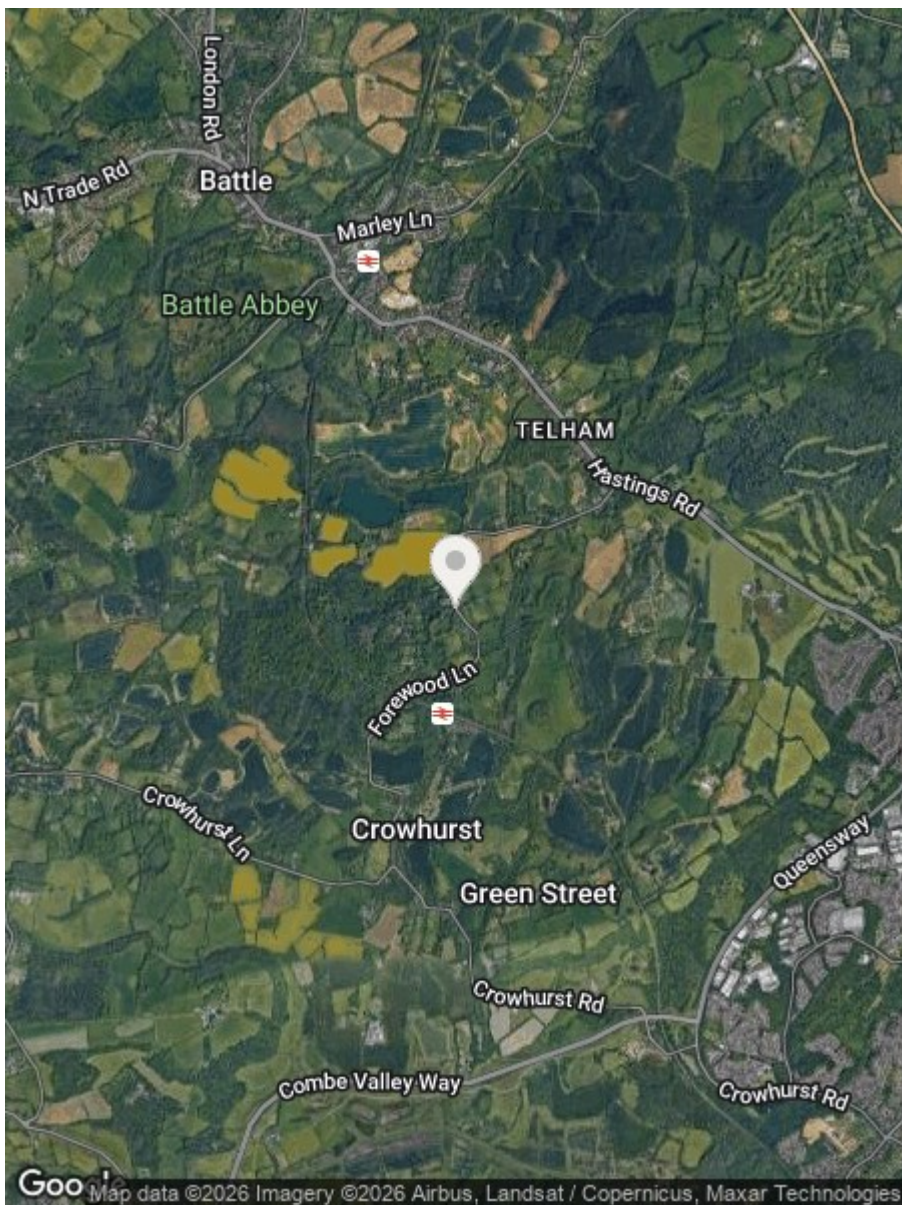
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**Residential Estate Agents  
Lettings & Property Management**



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