

**RUSH  
WITT &  
WILSON**



**The Moor, The Moor, Westfield, East Sussex TN35 4QR**  
**Guide Price £900,000 - £950,000**

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**Nestled in the heart of the charming village of Westfield, this exceptional Grade II listed period house on Moor Lane is a true gem waiting to be discovered. Boasting five reception rooms, a kitchen/breakfast room, four bedrooms, two bathrooms and two further attic bedrooms, this property offers ample space for comfortable living.**

**Situated on nearly 1 acre of land, this detached house provides a sense of privacy and tranquillity that is rare to find. The beautifully landscaped gardens, adorned with specimen trees and shrubs, create a picturesque setting that will surely captivate any gardener.**

**Convenience meets luxury with the detached double carriage house, complete with remote gated access and parking facilities. This feature ensures both security for your vehicles and easy access to your home.**

**Located within the heart of the village, yet tucked away behind a part walled garden, this property offers the perfect blend of accessibility and seclusion. Whether you're looking to entertain guests in the spacious reception rooms or relax in the garden, this house has it all.**

**Don't miss the opportunity to make this stunning property your own and experience the quintessential British village lifestyle at its finest.**



The property is privately tucked away behind the beautiful walled front boundary. approached via a pea shingle driveway with both a pedestrian gate and remote operated double wooden gates with vehicular access to the parking area and carriage house.

The pathway meanders through the beautifully planted garden under the stunning mature wisteria and either to the formal front door or around to the courtyard in front of the side porch ( which is predominantly used to access the property).

#### Entrance Porch

With plenty of space for coats and boots, ceiling lighting, window to front aspect, quarry tiled floor, wooden door with step up into:-

#### Kitchen/Breakfast Room

19'2 x 9'9 extending to 14'3 (5.84m x 2.97m extending to 4.34m)

Fitted with a matching range of wall and base mounted units with quartz worksurface and matching upstands, inset sink with drainer in works surface and pull out mixer tap, integral eye level oven, electric induction hob, space for dishwasher and fridge/freezer, two fantastic built-in pantry style cupboards with shelving, karndeian flooring, ample space for breakfast table, ceiling and under unit light, radiator, extractor and windows to side and rear aspect.

Wooden latch door with step down into:-

#### Music/Play Room

22'8 x 9'1 to the max (6.91m x 2.77m to the max)

With lovely size windows to front aspect flooding the room with natural light, built-in bookcase, ceiling lighting, radiator and door into:-

#### Store Room

18'5 x 7'9 (5.61m x 2.36m)

With window to rear aspect, power, ceiling lighting, space for extra freezer and door with side access,

#### Inner Hallway

10'2 x 7'8 (3.10m x 2.34m)

With lovely wood block flooring, stairs to first floor, under stairs cupboard (proven to be an ideal wine store), ceiling lighting and radiator.

Glazed French doors lead into the dining room, further door to sitting room and door into:-

#### Utility Room

8'2 x 6'3 (2.49m x 1.91m)

Fitted with base mounted units with a ceramic sink with hot and cold taps, space for washing machine and tumble dryer, window to rear aspect, ceiling lighting, light dome and sliding door into:-

#### Cloakroom

Fixed with a low level w.c, vanity wash hand basin with mixer tap, ceiling lighting , quarry tiled floor, heated towel rails and sky dome.

#### Dining Room

15'8 x 15'7 increasing to 19'2 (4.78m x 4.75m increasing to 5.84m)

This stunning room is ideal for entertaining with space for a large dining table, enjoying a view over the garden via the adjoining garden room, one windows, wood block flooring, two radiators and ceiling lighting.

#### Garden Room/Conservatory

17'6 x 15'1 (5.33m x 4.60m)

Arranged to make the most of the stunning views over the rear garden, ideal for enjoying the garden through-out the year, a quiet place to read and relax or to extend the entertaining space from the dining room; ideal for a party. With tiled floor, heat sensitive skylight window, two radiators, wall mounted lighting, ceiling fan and double doors with garden access.

#### Sitting Room

18'2 x 13'5 (5.54m x 4.09m)

With wooden glazed windows to front aspect with pleasant views over the front walled garden, inglenook fireplace housing a wood burning stove, attractive painted part panelled walls, inset shelving and glass display cabinets with lighting, wall mounted lighting, two radiators and door into:-

#### Entrance Hall

Forming the formal entrance to the property, with a wooden door to front garden, quarry tiled floor, exposed timber and wall lighting.

#### Study/Office

13'7 x 8'2 (4.14m x 2.49m)

With window to front aspect with views over the walled front garden, wall lighting, built-in storage, radiator and an inset cast iron fireplace with a grand arched stone surround

#### First Floor

##### Split Level Landing

The landing divides with two sets of steps separately leading up to bedrooms one and four with further small tread steps to the attic rooms, with a window to side aspect, exposed beams , built-in airing cupboard and ceiling lighting.

##### Bedroom One

12'6 x 16' (3.81m x 4.88m)

Enjoying a sunning outlook over the rear garden via dual aspect windows, wall mounted lighting and radiator.

##### Bathroom

10'1 x 7'8 (3.07m x 2.34m)

This well appointed suite is fitted with a low level w.c, heritage wash hand basin, double ended free standing claw footed bath with mixer tap, large shower cubicle with hand held shower and fixed rainfall shower head, ceiling lighting, window to side aspect, radiator, extractor and heated towel rail,

##### Bedroom Two

12'2 x 14' (3.71m x 4.27m)

With window to front aspect, radiator, built-in wardrobe, wall lighting and vanity wash hand basin with mixer tap and storage beneath.

##### Bedroom Three

14' x 8'6 (4.27m x 2.59m)

With window to front aspect, built-in wardrobe, wall mounted lighting and radiator.

##### Bedroom Four

10'8 x 7'9 (3.25m x 2.36m )

Window to rear aspect, ceiling lighting, built-in open wardrobe and radiator.

##### Shower Room

6'8 x 7'8 (2.03m x 2.34m)

Fitted with a low level w.c, wash hand basin with mixer tap, large walk-in shower with fixed rain fall shower head and handheld attachment, part tied walls, ceiling lighting, window to side aspect, extractor, radiator and heated towel rail.

##### Second Floor

Small tread steps lead up onto:-

##### Landing

With exposed beams, access into both attic rooms

##### Attic Bedroom One

12'5 x 12'2 within the eaves (3.78m x 3.71m within the eaves)

Within the eaves, window to side aspect and ceiling lighting.

##### Walk-in 'Jack and Jill' Storage

Linking the two rooms together forming a walk through wardrobe. 9 5'7 x 4'6 0

##### Attic Bedroom Two

9'5 x 12'7 (2.87m x 3.84m)

Within the eaves, window to side aspect, ceiling lighting and return door to the landing.

##### Outside

##### Carriage House

Recently built with built-in store, power, lighting and eaves storage space. With an additional log store to the side and gated access to the courtyard area. Accessed via the remote operated double wooden gates. There is additional parking space in front of the carriage House.

We have been advised the electric supply to the carriage house is suitable for trickle feed for an electric vehicle (so overnight charging).

##### Gardens and Grounds

The stunning gardens extend to just under 1 acre and has been extensively planted and tended over the years featuring an abundance of specimen trees and shrubs: its sure to be a delight for any gardener.

The front garden is privately enclosed with a high level wall creating a stunning walled garden with deeply planted borders with a secluded paved seating area.

To the side is a level 'courtyard' seating area, which is enclosed and with a pond and has gated access to the parking area.

The rear garden is a combination of manicured lawn with mature borders, specimen trees and shrubs, creating a formal garden that gradually becomes more of a woodland garden with meandering pathways cut through wild flower meadow, with secluded seating areas. There is a shed/store, greenhouse and dis-used tennis court that has now become part of the wooded area.

##### Agents Note

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.

Council Tax Band – G

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

The neighbours, at Old Moor House, have a right of way over the outer, gravel drive to pass from the road into the rear of their property, either on foot or with their vehicles.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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