

**RUSH  
WITT &  
WILSON**



**Ghyll Shaw, Station Road, Crowhurst, Sussex TN33 9DB  
Offers In Excess Of £650,000**

**This deceptively spacious detached property is tucked away within a large private plot which extends to a stream and adjoining woodland. Located only a short walk to the mainline station serving London Charing Cross, the excellent village school and only a short drive to the bustling market Town of Battle and seaside Town of Hastings.**

**The recently updated accommodation comprises of an entrance hall, cloakroom, utility room, a stunning kitchen/dining room with large central island and under floor heating, a dual aspect sitting room with a large wood burning stove and views over the garden, conservatory and study. The first floor provides four bedrooms one with an en-suite wet room and a well appointed family bathroom. Outside the property is approached via a shared driveway that leads to a five bar gate and onto a large private drive with a single detached garage and double gates that allow for further vehicular down the side of the property. The private gardens wrap round the sides and extend to over 200ft gently sloping down to woodland and a stream.**

**An viewing is highly recommended to fully appreciate this delightful secluded setting.**



Property approached via a shared driveway which leads to a wooden five bar gate. Then accessing the large private drive.

### **Entrance Hall**

Composite and glazed front door, ceiling lighting, under stairs storage cupboard and contemporary wall mounted radiator.

### **Cloakroom**

Fitted with a low level w.c, wash hand basin with mixer tap, tiled floor, ceiling lighting and double glazed opaque window to front aspect.

### **Utility Room**

7'7 x 6'6 (2.31m x 1.98m)

Fitted with base mounted units with work surface over and 1 1/2 bowl stainless steel sink with drainer and mixer tap, space for washing machine and tumble dryer, tiled floor, ceiling lighting and double glazed window and door with access to:-

### **Side Porch**

4'6 x 5'4 (1.37m x 1.63m)

With window to side aspect and wooden and glazed door with garden access.

### **Kitchen/Dining Room**

14'6 x 18'4 (4.42m x 5.59m)

This stunning and sociable kitchen comprises a comprehensive range of complementing wall and base mounted units with soft close cupboards and drawers, central island, work surface with inset 1 1/2 bowl stainless steel sink with drainer and mixer tap, eye level Neff oven, grill and electric hob with cooker hood over, integral dishwasher and space for fridge/freezer, double glazed windows to the front and side and with a uPvc double glazed door with side access and radiator. A combination of tiled floor with under floor heating and laminate flooring, inset, pendant and under unit lighting

### **Sitting Room**

22'8 x 21'8 reducing to 12'5 (6.91m x 6.60m reducing to 3.78m)

Enjoying a dual aspect via a double glazed window to the side, sliding double glazed doors onto the rear sun terrace and uPvc double glazed door to the conservatory, laminate flooring, wood burning stove on a tiled hearth, two radiator and ceiling lighting.

### **Study**

7'3 x 7'2 (2.21m x 2.18m)

Double glazed window to side aspect, laminate flooring, ceiling lighting and radiator.

### **Conservatory**

10'6 x 10'4 (3.20m x 3.15m)

Brick and uPvc glazed construction with aspect over the rear garden, tiled floor, wall mounted lighting and double doors onto the sun terrace.

### **First Floor**

Stairs leading up from the sitting room onto:-

### **Split Level Landing**

Double glazed window to front aspect, ceiling lighting, loft hatch access and cupboard housing the newly installed wall mounted gas fired boiler.

### **Bedroom One**

12'6 x 11'2 (3.81m x 3.40m)

Double glazed window to side aspect, ceiling lighting and radiator.

### **En-suite Wet Room**

Fitted with a low level w.c, wash hand basin with mixer tap, electric shower, tiled floor, tiled walls, ceiling lighting and double glazed obscured window to side aspect.

### **Bedroom Two**

12'10 x 15'3 (3.91m x 4.65m)

Dual aspect double glazed windows to rear and side aspect, ceiling lighting, radiator and eaves storage.

### **Bedroom Three**

11'5 x 8'9 (3.48m x 2.67m)

Dual aspect double glazed windows to rear and side aspect with views over the garden, ceiling lighting and radiator.

### **Bedroom Four**

6'5 x 8'6 (1.96m x 2.59m)

Double glazed window to side aspect, ceiling lighting and radiator.

### **Bathroom**

10'1 x 7'9 to the max (3.07m x 2.36m to the max)

Fitted with a low level w.c, wash hand basin with mixer tap, curved double ended bath with mixer tap, corner shower

cubicle with Aqualisa shower, tiled floor with underfloor heating, ceiling lighting, chrome heated towel rail and double glazed obscured window to side aspect.

### **Outside**

#### **Front**

The front of the property is arranged to provide ample parking with gated pedestrian access to either side of the property and with vehicular access to the rear garden via double gates.

#### **Single Garage**

With up and over garage door, power, lighting and pedestrian door with garden access.

#### **Rear Garden**

The extensive rear garden extends to over 200ft down to a stream and neighbouring woodland and wrap round the side of the property enjoying an excellent degree of privacy. The gardens are predominately laid to lawn with the top section fence enclosed with gated access into the woodland area. There is an elevated sun terrace adjacent to the rear of the property and two further paved terraces to the side incorporating a greenhouse. There is a covered log store and space for a timber shed. The double gates from the front allow vehicular access down the side of the property and to the rear of the garden. Ideal if you require further parking or storage.

#### **Agents Notes**

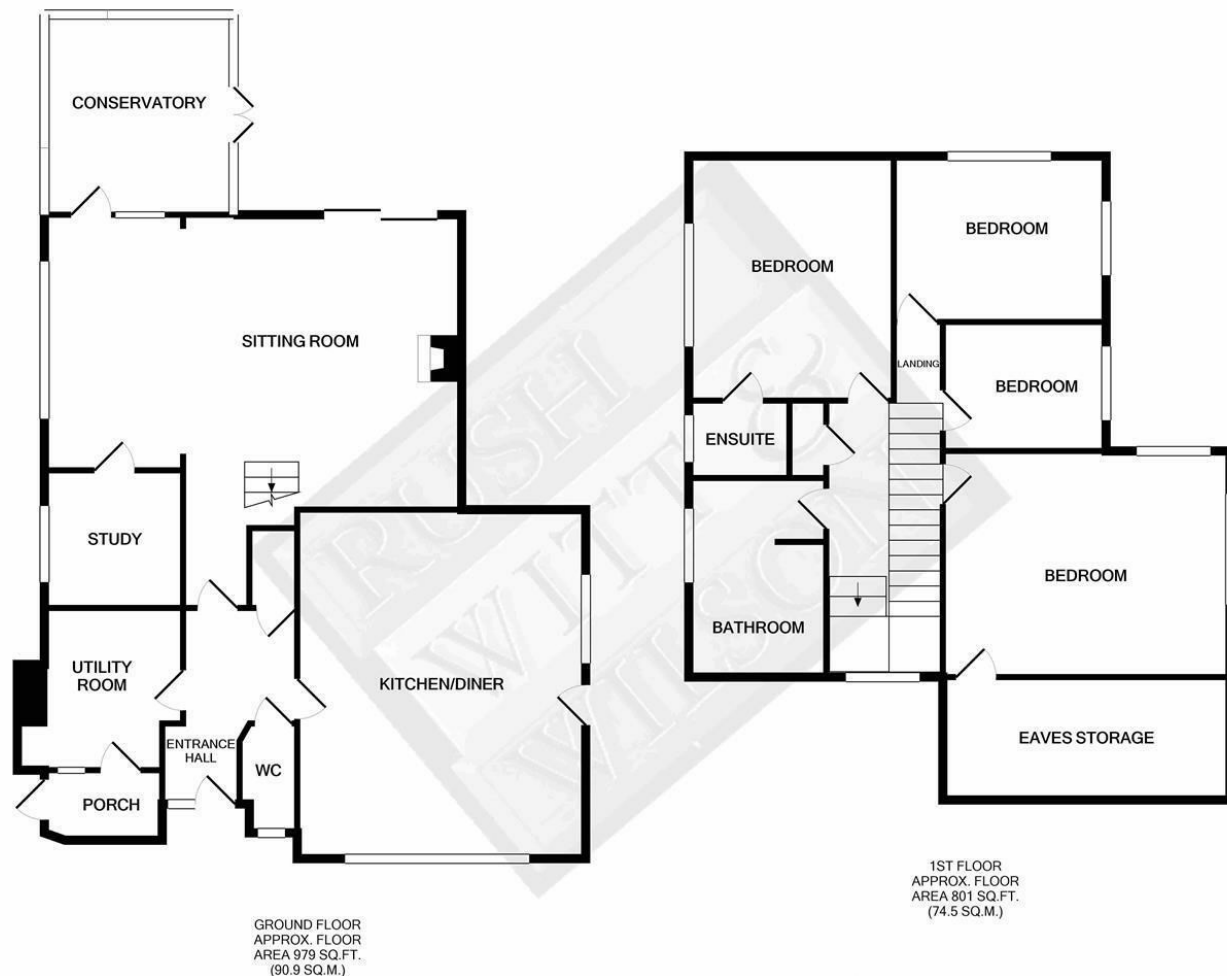
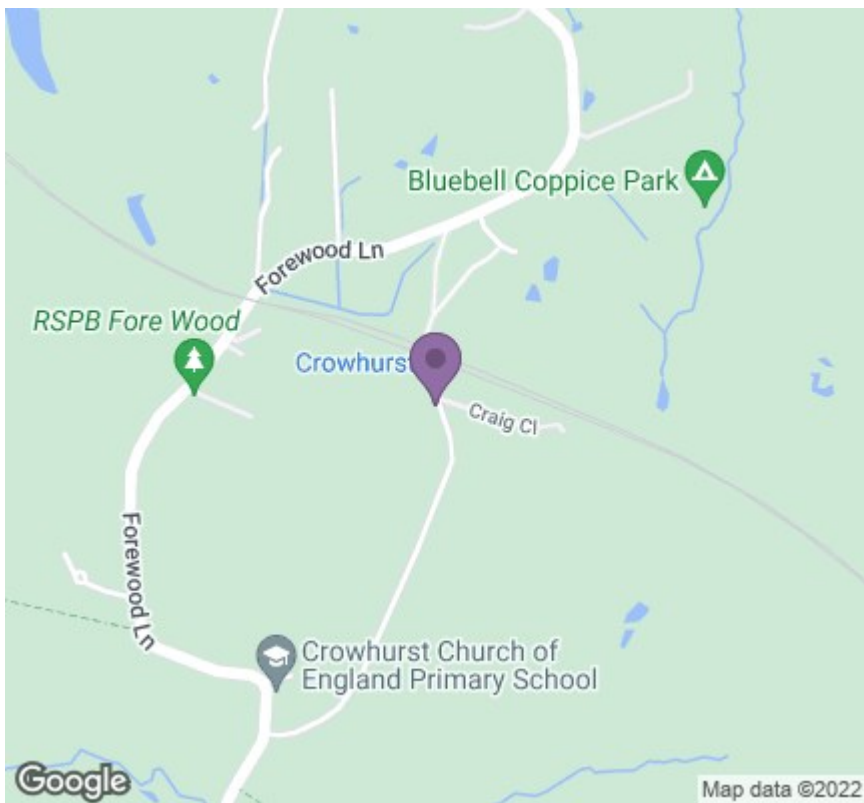
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band F







TOTAL APPROX. FLOOR AREA 1780 SQ.FT. (165.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			74
(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			
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

