

**RUSH
WITT &
WILSON**



Cross View, Forge Lane, Staplecross, East Sussex TN32 5QE
Offers In Excess Of £475,000

This charming three bedroom detached characterful cottage dates back to the mid 1700's and is tucked away in a tranquil location at the end of a quiet lane, which turns into a bridleway providing on your doorstep rural countryside walks through to Salehurst.

The property has been sympathetically extended to the ground floor by the present owners and comprises an entrance hall, shower room, sun room, dual aspect sittingroom with an inglenook fireplace and a wealth of exposed beams and a stunning kitchen/dining room with bi-folding doors onto the garden. The first floor consists of three bedrooms and a bathroom.

Further benefits include gas central heating, double glazing and planning permission for a two story side extension and single story to the front. (RR/2011/2424/P).

Outside there is ample off street parking and a private landscaped garden which wraps around the property with a large Indian sandstone terrace with lighting a feature reclaimed wall with a waterfall.

The property is conveniently situated in the village just a short walk to the store, public house and excellent school.

An internal viewing is highly recommend to truly appreciate this delightful property and its lane location



Property approached via a lane which turns into a bridleway just past the property. A five bar gate leads to off street parking and pathway leading down to the covered entrance with front door and into:-

Entrance Hall

Double glazed window, ceiling lighting, understairs storage area and door to:-

Shower Room

Fitted with a low level w.c, wash hand basin with mixer tap and storage beneath, shower cubicle, double glazed window to side aspect, built-in cupboard housing gas fired boiler and inset ceiling lighting.

Sitting Room

23'3 x 13'4 to max (7.09m x 4.06m to max)
Enjoying a dual aspect via double glazed windows to the front and double glazed sash window to the rear flooding this room with light, wealth of exposed beams, inglenook fireplace, engineered oak flooring, two radiators.

Sun Room

16'6 x 6'3 (5.03m x 1.91m)
Brick and double glazed construction with door to the front, wall mounted lighting and radiator.

Kitchen/Dining Room

16'4 x 9'2 extending to 10'9 (4.98m x 2.79m extending to 3.28m)
Enjoying a dual aspect with double glazed window to the side and a set of bi-folding doors opening this space out into the beautiful garden. The kitchen is fitted with complimenting county cottage style cream wall and base units with a wooden work surface over, butler sink with mixer tap, attractive tiled surround, integral Bosch oven and grill and six ring gas hob with stainless steel cooker hood over, space for fridge/freezer, wine

cooler and dishwasher, engineered oak flooring, inset ceiling lighting, radiator and ample pace for dining table.

First Floor

Landing

Bedroom One

10'3 x 10'3 (3.12m x 3.12m)
Dual aspect windows to the side and rear, ceiling and wall mounted lighting, exposed timbers and radiator.

Bedroom Two

7'9 x 10'8 (2.36m x 3.25m)
Double glazed window to rear aspect, wall and ceiling lighting, radiator, built-in wardrobes and open shelving.

Bedroom Three

6'9 x 7' (2.06m x 2.13m)
Double glazed window to front aspect, ceiling, built-in cupboard with hanging rail and radiator.

Bathroom

13'1 x 6'6 reducing to 6'1 (3.99m x 1.98m reducing to 1.85m)
Fitted with a low level w.c, pedestal wash hand basin with mixer tap, corner bath with mixer tap and shower attachment, dual aspect windows to front and side aspect, ceiling lighting, radiator and airing cupboard.

Outside

Garden

The delightful gardens wrap round the property and offer complete privacy and has been thoughtfully designed but the present owners giving the raised paved seating area a Mediterranean feel with delightful planting and a feature reclaimed wall boundary with a built-in waterfall water feature

with lighting. An ideal space to entertain with the kitchen opening via the bi-folding doors onto a composite decked area with inset lighting extending out onto a large Indian sandstone terrace and lawned area with mature shrubs which extends to the side with space for a log store, further seating area and gated sides access. To the other side of the property there are further well stocked borders, a water tap and space for a timber shed.

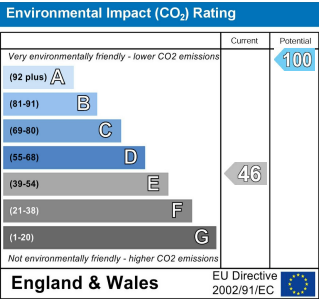
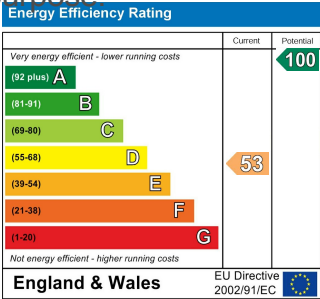
Parking

Accessed via a five bar gate to a gravelled parking area.

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









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