

**RUSH
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WILSON**



**Myskins, New Cut, Westfield, East Sussex TN35 4RL
£625,000**

Recently featured on BBC's celebrity Escape to the Country with Anita Rani and nestled on a quiet country lane in the charming village of Westfield is this exquisite detached characterful house. Boasting not just one, but two inviting reception rooms, and four bedrooms this property offers ample space for entertaining guests or simply unwinding after a long day.

With four generously sized bedrooms, this home provides the perfect sanctuary for a growing family or those in need of extra space. With a d/s cloakroom, well-appointed bathroom and a shower to one of the bedrooms.

Step into the recently fitted kitchen and be greeted by modern amenities that cater to your culinary desires. The dual aspect dining room, adorned with original stained glass panels and a marble fireplace, exudes elegance and warmth, making it the heart of the home with French doors onto the garden.

As you make your way to the sitting room, a large picture window frames the picturesque mature cottage garden, inviting natural light to fill the space. Outside, a private, well-established garden offers a tranquil retreat, complete with a detached home office for those who seek a peaceful work environment.

Conveniently, this property provides parking for up to three vehicles with an electric charging point., The location of this home is truly unbeatable, with easy access to countryside walks and the nearby village shop, public house, village primary school and within Claverham school catchment area.

This characterful property seamlessly blends modern comforts with its natural charm. The décor accentuates the property's unique features, creating a welcoming and timeless atmosphere.



The property is approached via a quiet country lane and is within easy walking distance of the village with its local store, public house and primary school.

The driveway leads to a wooden and glazed entrance door leading through into:

Entrance Porch

11'9 x 2'7 (3.58m x 0.79m)
Wooden and glazed window to front aspect, exposed wooden split level floorboards, ample space for coats and open shelving for shoes, further wooden and glazed window with an aspect into the entrance hall, curved wooden and glazed door leading through into:

Entrance Hall

9' x 5' (2.74m x 1.52m)
Wall lights, return door to the sitting room (described later), radiator, attractive wooden block parquet flooring, wooden and latch doors off to the following:

Cloakroom/WC

Low level wc, corner wash hand basin with mixer tap, part tiled walls, radiator and wall lights.

Store room/Pantry

Double glazed window to front aspect, power, ample space for storage also housing meters and fuse box.

Kitchen

11'3 x 13'5 max narrowing to 9' (3.43m x 4.09m max narrowing to 2.74m)
From the entrance hall an opening leads through to the kitchen. As you enter the kitchen there is a Utility/Pantry built- in cupboard housing the washing machine and tumble dryer with further storage set above which are concealed with cupboard matching the kitchen units. The kitchen offers a range of matching wall and base units with work surfaces over with matching upstands and splash-back, inset ceramic sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, integrated oven, four ring induction electric hob with cooker hood over, cupboard housing the gas fired boiler, inset under cupboard lighting and wall lighting, double glazed window to side aspect and wood block parquet flooring. Opening through into:

Dining Room

17'6 x 12' max into recess (5.33m x 3.66m max into recess)
Enjoying a dual aspect via a double glazed windows to side aspect and a set of double glazed French doors providing views and access onto the rear garden, continuation of the wooden block parquet flooring, stunning decorative marble fireplace and surround, attractive original coved detailing and lead stain glass panels on the stairwell and connecting doors, open shelving and radiator.

Wooden and stain glass door leading through into:

Inner Hallway

6'5 x 3'8 max (1.96m x 1.12m max)
Tiled floor, stairs rising to the first floor, radiator, wooden and glazed door leading through into:

Rear Porch

4'8 x 4'3 (1.42m x 1.30m)
Offering further space for shoes, with a wooden and double glazed door providing access to the rear garden and a wooden and stain glass window to the sitting room.

Sitting Room

11'5 x 19'6 (3.48m x 5.94m)
Flooded with light via a picture floor to ceiling glazed window providing a stunning framed view onto the rear garden, attractive original panel ceiling, picture rail detailing, continuation of the wooden block parquet floor, fireplace housing a wood burning stove set on a tiled hearth, radiator, return door to entrance hall, built-in base mounted cupboard/tv unit and alcove shelving.

Bedroom Three

9'1 x 15'7 (2.77m x 4.75m)
Double glazed window to rear aspect enjoying a delightful outlook over the rear garden, fitted with a combination of inset and wall mounted lighting, radiator and attractive painted tongue and grooved walled panelled detailing.
The planning permission for this conversion to a bedroom also included an En-Suite (as the works has been started under the planning application the purchasers can continue with this if required).
RR/2022/414/P

First Floor

Split Level Landing

Access to:

Bedroom One

13' x 15'3 (3.96m x 4.65m)
Enjoying a double aspect flooding the room with naturel light via double glazed windows to side and rear with the rear enjoying a delightful outlook over the garden, attractive picture rail detailing, two built-in double wardrobes with overhead cupboards, further airing cupboard, two radiators, built-in tiled shower cubicle with a wall mounted electric Triton shower unit and separate lighting.

Bedroom Two

12'8 x 11'4 (3.86m x 3.45m)
Wooden double glazed window to rear aspect enjoying a delightful outlook over the garden, radiator, built- in wardrobe, picture rail detailing, further deep over-stairs storage cupboard and access to loft space.

Bathroom

9'9 x 5'6 extending to 8'4 (2.97m x 1.68m extending to 2.54m)
Accessed via a wooden latch door with a step down into the well appointed and designed bathroom comprising of a low level wc with concealed cistern, bespoke vanity wash hand basin with concealed mixer tap and cupboard set below, double ended panel enclosed bath with concealed mixer tap, fully tiled walk-in shower cubicle with fixed rainfall shower head, double aspect with double glazed opaque windows, tiled floor, ceiling lighting and chrome heated towel rail.

Bedroom Four

9'6 x 11'3 (2.90m x 3.43m)
Wooden double glazed window to side aspect, picture rail detailing and radiator.

Outside

Parking

Parking for three vehicles split over two sides of the property with an electric charging point, outside lighting and gated side access.

Garage/Store of which part has been converted to create bedroom two.

Rear Garden

A stunning mature rear garden with a large paved sun terrace to the immediate rear of the property considered ideal for outdoor entertaining, area of level lawn, cottage style brick paved pathway with raised beds that are stocked with mature shrubs and flower planted borders, further decked seating area ideal for enjoying the evening sun, timber store and a bespoke crafted treehouse.

Detached Home Office/Studio

15'6 x 12'3 (4.72m x 3.73m)
Of timber and double glazed construction set on a solid base with insulated floor and ceiling, power connected and a oil fired radiator. Considered ideal for anyone looking to work from home or to extend their living space.

Agents Note

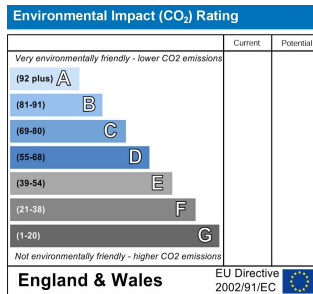
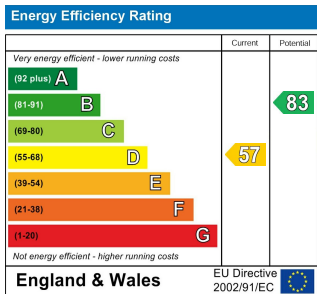
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Its should be noted the property has had replacement wooden casement double glazed windows, the downstairs bedroom is insulated to current modern building regulations and the heating is controlled on a nest system.







GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

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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