Woodcroft Main Road, Icklesham, East Sussex TN36 4BA
£1,100,000 Freehold

We are delighted to welcome to the market what is undoubtedly one of the most impressive detached homes we have seen within the sought-after village of Icklesham. Perfectly positioned between the historic towns of Hastings and Rye, this exceptional home offers the very best of both worlds – an idyllic village lifestyle surrounded by countryside, yet within easy reach of two of East Sussex's most desirable coastal towns. Extensively extended and finished with exceptional attention to detail, the property offers over just 1,990 sq ft on the ground floor alone of beautifully presented and versatile accommodation. A substantial entrance hallway immediately sets the tone, leading to an impressive cloakroom, a large utility/multi-purpose room ideal as a home gym, and outstanding living space arranged into distinct areas across the front, side and rear of the home. The recently fitted kitchen is finished to a high specification with quality integrated appliances, while the ground floor principal bedroom benefits from a spacious en-suite shower room. The first floor provides three further double bedrooms, a generous family bathroom and additional en-suite facilities, with the entire home beautifully decorated and finished throughout. Outside is equally impressive with the gated access opens onto a sweeping driveway providing extensive off-road parking, while the level rear garden enjoys a wonderful outlook directly across neighbouring farmland. Designed for both entertaining and family life, the garden features a substantial workshop, summerhouse, swimming pool and hot tub. A truly exceptional village home combining space, quality, privacy and lifestyle in a superb setting.

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Floor 0 Building 1

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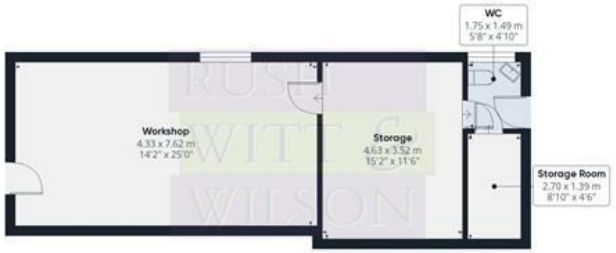

Floor 0 Building 2

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Approximate total area[1]

316.5 m²

3409 ft²

Reduced headroom

4 m²

43 ft²

(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.

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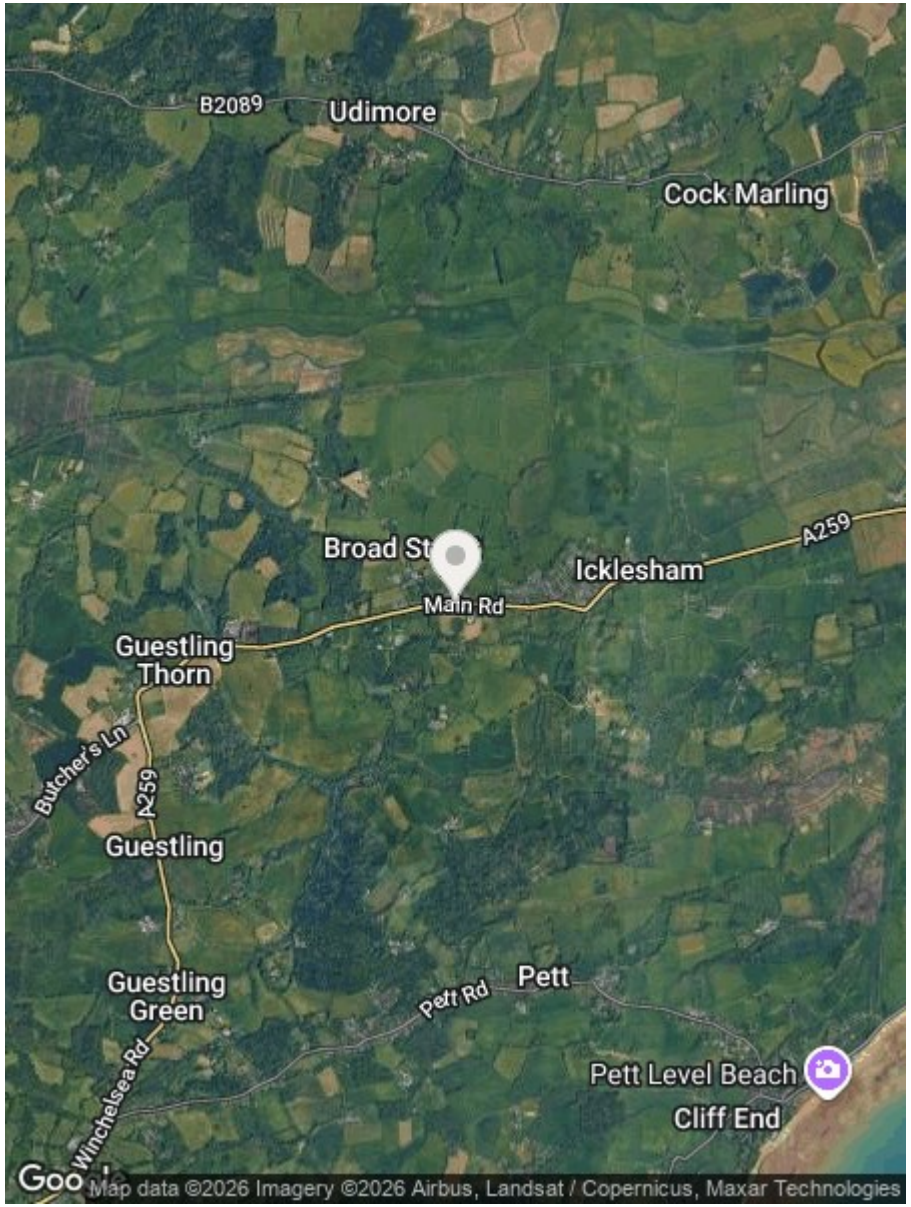

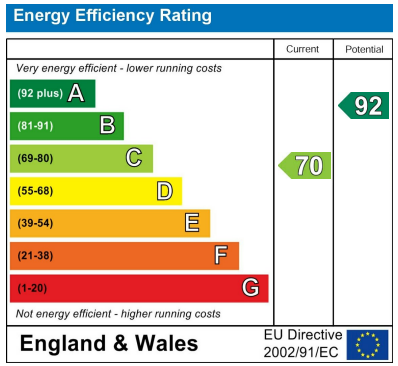

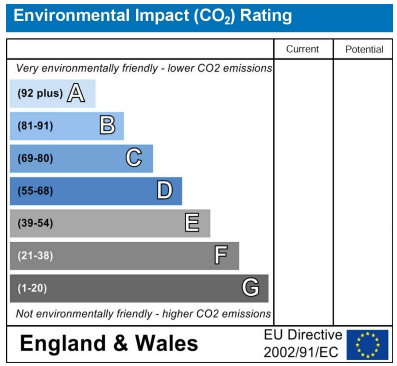

Council Tax Band - F

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.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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