

**RUSH  
WITT &  
WILSON**



**8 The Hawthornes, Rye, East Sussex TN31 6EN  
Offers In Excess Of £600,000**

This spectacular four bedroom extended family home is situated in the ever popular Broad Oak area. The current owners have renovated the property to a very high standard with amazing views across the farm that backs directly onto the rear garden. The accommodation offers a wonderful entrance hall, bright and spacious lounge with a feature fireplace, extended open plan contemporary kitchen/dining room with bi-fold doors opening onto the rear garden, a utility room and cloakroom/wc. The first floor provides four great size bedrooms with an en-suite to the main bedroom and a modern family bathroom. Externally the property offers a magnificent landscaped rear garden wrapping around the property, with a paved patio area perfect for entertaining, additionally there is level laid lawn with a garden shed. To the front there is off road parking provided by driveway that leads to the garage. Situated within the heart of Broad Oak village which offers local shops as well as a primary school, public houses, bakery and hairdresser whilst also giving access to popular towns such as Tenterden, Rye, Hastings and Ashford offering a more comprehensive range of high street shops and facilities. Rye holds a regular weekly market, picturesque Harbour and nature reserve. Main line rail links are available from Battle and offer regular services to London on the Charing Cross line. This truly is a wonderful property and viewings come highly recommended with the vendors sole agents.



**Entrance Porch**

Composite entrance door to front, bespoke fitted shoe cupboards, oak mantel piece, ceiling spotlights, engineered flooring, part glazed oak door leading through to:

**Lounge**

27' x 15'4 (8.23m x 4.67m)

Double glazed windows to front, oak staircase rising to the first floor, engineered flooring together with carpet as laid, feature fireplace, ceiling spotlights, radiators, part glazed door leading through to:

**Kitchen/Diner**

27' x 16'6 (8.23m x 5.03m)

Velux windows to rear, bi-fold doors providing views and access onto the rear garden, double glazed window to rear, bespoke fitted kitchen with a high quality range of matching wall and base units with oak work surfaces over, countersunk stainless steel sink unit with side drainer and mixer tap, AEG five ring gas hob with glass splashback and AEG cooker hood set above, built in AEG electric oven and grill, integrated AEG microwave, integrated fridge/freezer, integrated dishwasher, ceiling spotlights, porcelain tiled floor, radiators, ample space for dining table and chairs, oak door leading through to:

**Utility Room**

6'8 x 6'4 (2.03m x 1.93m)

Double glazed window to rear, wall and base units with oak work surfaces over, stainless steel sink unit with side drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, porcelain tiled floor, laddered heated towel rail, oak door leading through to:

**Cloakroom/WC**

Double glazed opaque window to side, wash hand basin set into a vanity unit, low level wc, laddered heated towel rail, porcelain tiled flooring, extractor fan, ceiling spotlights.

**First Floor****Landing**

Double glazed window to side, ceiling spotlights, access to loft space, ceiling spotlights, carpet as laid, doors off to the following:

**Master Bedroom**

11'6 x 10'5 (3.51m x 3.18m)

Double glazed window to front, radiator, carpet as laid, oak door leading through to:

**En-Suite**

7'7 x 6' (2.31m x 1.83m)

Double glazed opaque window to front, contemporary suite comprising of a large walk-in shower with remote controlled shower controls and waterfall shower head, laddered heated towel rail, wash hand basin set into a vanity unit, low level wc, extractor fan, ceiling spotlights, fully tiled walls and floor.

**Bedroom Two**

12'2 x 10'4 (3.71m x 3.15m)

Double glazed window to front, carpet as laid, radiator.

**Bedroom Three**

10'3 x 9'8 (3.12m x 2.95m)

Double glazed window to rear enjoying wonderful views over the adjoining farmland, radiator, carpet as laid, built in wardrobes.

**Bedroom Four**

9'7 x 8'3 (2.92m x 2.51m)

Double glazed window to rear enjoying wonderful views over the adjoining farmland, radiator, carpet as laid.

**Family Bathroom/WC**

8'1 x 5'5 (2.46m x 1.65m)

Double glazed opaque window to rear, P-shaped panel enclosed bath with mixer tap and shower spray attachment, pedestal wash hand basin, low level wc, ceiling spotlights, fully tiled walls and floor, laddered heated towel rail.

**Outside****Front Garden**

Area of lawn, decorative stone, Indian sandstone pathway leading to the entrance door, driveway providing off road parking leading to:

**Garage**

Up and over door.

**Rear Garden**

Area of Indian sandstone patio, area of lawn set beyond, low

feather edge fencing enjoying spectacular views over the adjoining farmland, mature trees and shrubs to borders, gated side access, outside tap, summerhouse with light and power.

**Agents Note**

Council Tax Band - D

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.





GROUND FLOOR  
1135 sq.ft. (105.5 sq.m.) approx.

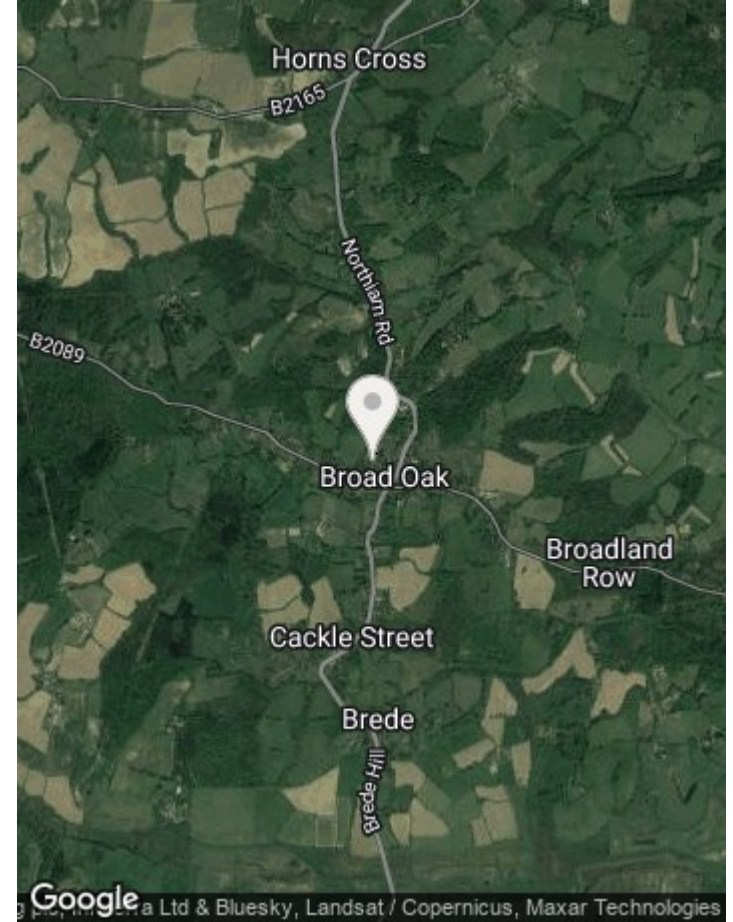


1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1769 sq.ft. (164.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(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		

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