

**RUSH
WITT &
WILSON**



**Stonehouse, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.
£650,000 - £675,000 Guide Freehold**

£650,000 - £675,000 Guide - An exemplary four bedroom detached contemporary style residence occupying a semi-rural position of Broad Oak Village newly constructed in 2010 to the highest of standards to offer stylish open plan living accommodation enjoying a private, landscaped south facing rear garden complete with detached Home Office / Studio. Living accommodation comprises a stunning 25'8 fitted kitchen / dining / family room with impressive vaulted ceiling and mezzanine office area, spacious main living room with modern inset wood burning stove, second reception room or optional ground floor bedroom with en-suite shower room, main family bathroom, three first floor bedrooms including a generous master bedroom complete with fitted wardrobes and contemporary en-suite shower room. Outside enjoys beautiful south-facing rear garden stylishly landscaped and tiered to offer a variety of relaxing, entertaining of Al Fresco dining spaces with an area of lawn to one end, detached Home office / studio providing a private and comfortable space for those seeking to work from home. The property is located within easy access to the nearby market towns of Battle & Rye, the A21 and Robertsbridge Mainline station is just 7 miles away offering a regular service to London Charing Cross. CHAIN FREE



Front

Private shingled driveway to front enclosed by established conifer hedgerow and panelled fencing, planted shrub borders to front elevations, shingled parking bay to western elevations with raised railway sleeper planted beds, close board gate to rear and external security PIR light, further close board gate to eastern elevations providing access to rear, pitched open entrance porch with decorative mosaic tile flooring, painted hardwood front door and ceiling lantern.

Entrance hall

Accessed via painted hardwood front door, Travertine tile flooring with under floor heating, inset coir mat, LED down lights, fitted tower cupboard with built in shelving, steps with glass balustrade down to kitchen / dining room at the far end with turned carpeted staircase to the first floor, alarm panel and power point.

Living room

19'3 x 11'7 (5.87m x 3.53m)

Internal Oak door, carpeted flooring, double glazed sash window to front aspect, further obscure glazed sash window to side, double radiator, LED down lights with dimmer controls, inset frameless STOVAX wood burning stove, selection of fitted book cases to one end, selection of power points, TV point, fitted projector screen

Bedroom 4

13'1 x 9'8 (3.99m x 2.95m)

Internal Oak door, carpeted flooring, double glazed window to front aspect with radiator below, selection of built in wardrobes complete with hanging rail, shelving and pull out drawers, selection of power points, internal Oak door to en-suite shower room, under floor heating thermostat.

En-suite shower room

5'8 x 4'8 (1.73m x 1.42m)

Internal Oak door from bedroom and hallway severally, Travertine tile flooring, LED down lights, push flush WC, wall mounted ceramic wash basin with tile splash back, wall mounted cabinet with mirrored doors and light over, cupboard with shelving via painted doors, shower enclosure with Travertine wall tiling and concealed shower mixer, extractor fan.

Stairs and mezzanine landing

Carpeted staircase galleried to kitchen / dining room below with stainless steel hand rail, dimmer light wall controls, corner mezzanine study area with built in counter top with selection of power points, central landing serving three principal bedrooms

and family bathroom, ceiling down lights, single radiator, double power points, built in cupboards complete with hanging rail and shelving via painted doors.

Kitchen / dining room

25'8 x 20' (7.82m x 6.10m)

Lead from hallway with steps and glass balustrade, Travertine floor tiling throughout, large open plan living space with vaulted ceiling with two ceiling sky light windows to rear, window to rear with fitted plantation shutter blinds, sliding doors to the rear terrace and gardens, LED and pendant lights. The kitchen end hosts a selection of fitted contemporary base and wall units with matt white handle less doors beneath solid timber work surfaces, selection of above counter level power points, ceramic tile splash backs, fitted contemporary stainless bowl with tap drainer, fitted three ring gas hob with further side burner, matching island unit with a selection of soft closing pan and cutler drawers, space for freestanding fridge, fitted below counter wine cooler, twin below counter level Samsung ovens with additional microwave oven, integrated BOSCH dishwasher, space for dining table, full length fitted cupboards with shelving via painted doors, storage area below staircase providing space and plumbing for white goods, consumer unit and floor mounted boiler, wall thermostat and extractor fan.

Bedroom 1

16' x 14' (4.88m x 4.27m)

Internal Oak door, carpeted flooring, double glazed sash window to front aspect with radiator below, LED down lights, selection of fitted wardrobes complete with hanging rails, shelving and pull out drawers, selection of power points, internal door to en-suite shower room.

En-suite shower room

9'6 x 4'6 (2.90m x 1.37m)

Internal Oak door, obscure double glazed sash window to front aspect, ceramic tile flooring, chrome ladder heated towel rail, contemporary combination vanity unit with back to wall WC, counter top with ceramic basin, cupboard space below and selection of wall cupboards over, large walk-in shower enclosure with stone effect shower panels, concealed shower mixer, ceiling down lights and extractor fan.

Bedroom 2

12'8 x 10'8 (3.86m x 3.25m)

Internal Oak door, carpeted flooring, double glazed sash window to front aspect, ceiling light, selection of power points, access panel to loft over, built in wardrobe complete hanging rail and shelving over.

Bedroom 3

7'5 x 7'3 (2.26m x 2.21m)

Internal Oak door, carpeted flooring, obscure glazed UPVC window to side aspect, single radiator, ceiling light, power point.

Bathroom

10'2 x 6'7 (3.10m x 2.01m)

Internal Oak door, mosaic tile effect vinyl flooring, Velux style window to rear aspect, internal block glass, freestanding bath with mosaic splash back, wall mounted mirror, push flush WC, pedestal wash basin, traditional style radiator, series of wall lights, extractor fan.

Garden

Beautifully landscaped south facing rear garden tiered to enjoy a selection of paved, lawn and Millboard decked terraces enclosed by established hedgerow, feature raised lavender beds and planted Bamboo, close board gates to each elevations, external lighting, central tier provides access to external Home Office / Studio, planted shrubs with decorative aggregate borders, Millboard deck leading to a central aggregate path and pave flagstones to lower lawn enclosed by mature trees to one end, timber garden store.

Studio

11' x 9'8 (3.35m x 2.95m)

Accessed via sliding doors, external light, carpeted flooring, radiator, ceiling light with dimmer controls, built in cupboard complete with hanging rail and light, internal door to office space to rear.

Office

9'7 x 8'4 (2.92m x 2.54m)

Internal door from Studio, carpeted floor, UPVC window to side and rear elevations, ceiling light, fitted desk top with a selection of power points, built in cupboards with shelving.

Services

Mains gas central heating system.

Private drainage - Kingspan Klargester Biodisc sewage treatment system.

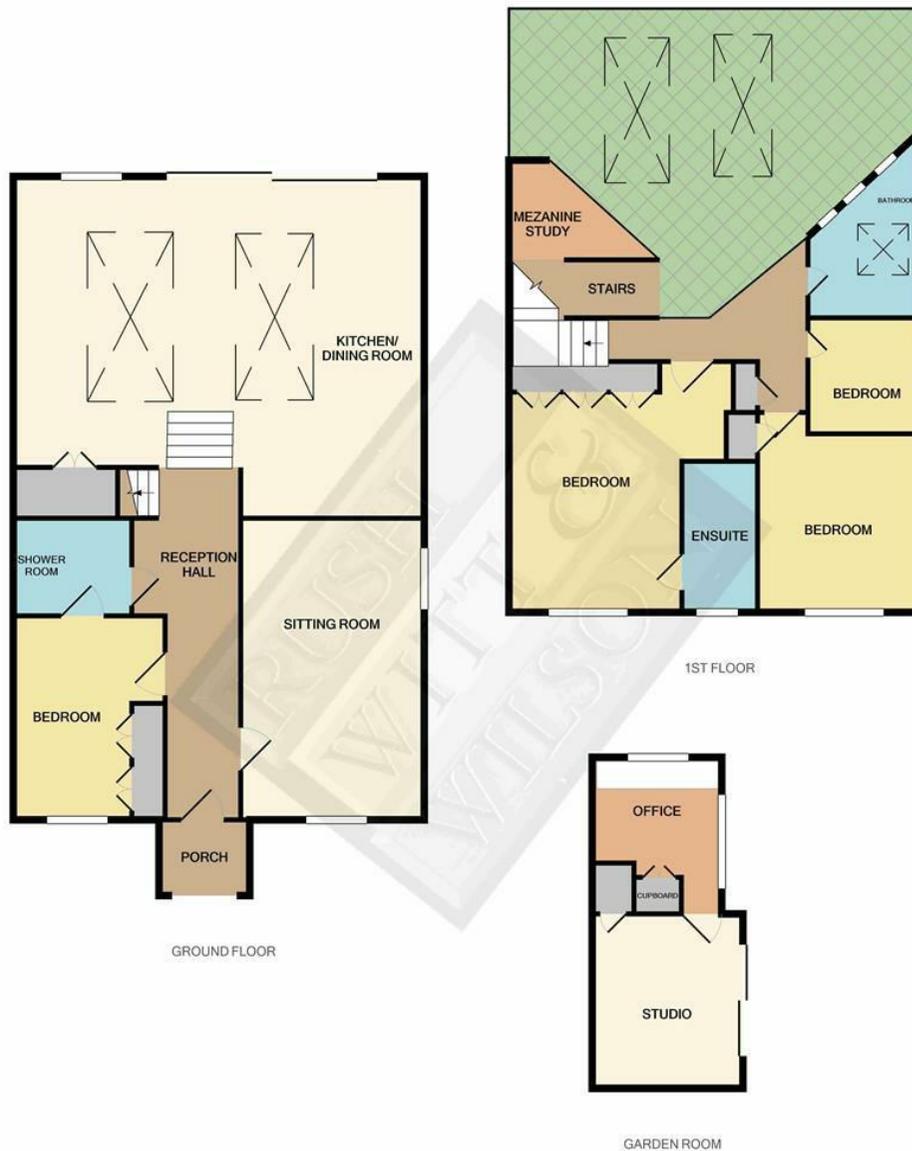
Local Authority - Rother District Council

Agents note

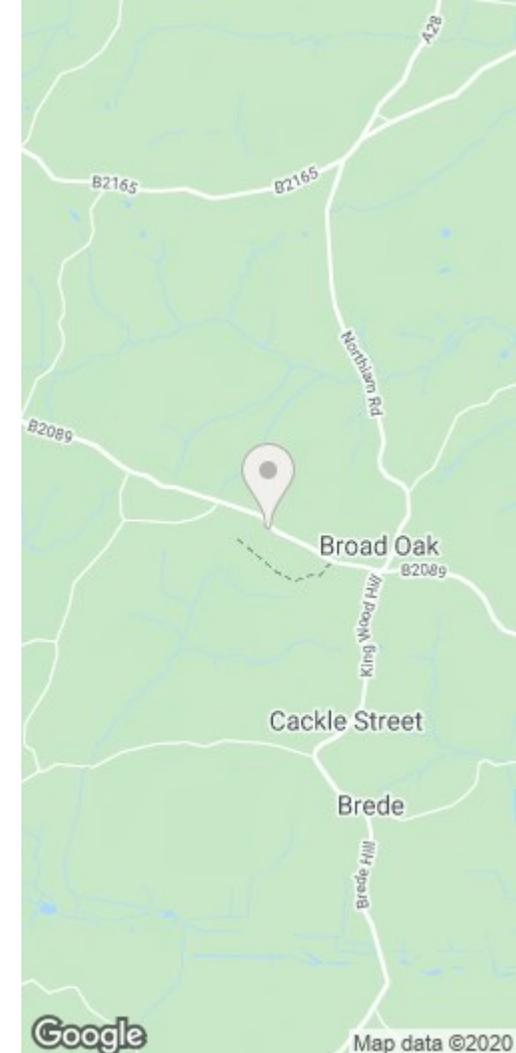
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-91) A		86	(92-91) A
(81-91) B	75		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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