

**RUSH
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**The Garden Cottage, Chitcombe Road, Broad Oak, East Sussex, TN31 6EX.
£750,000 OIEO Freehold**

A beautifully presented three bedroom detached period Cottage enjoying a semi-rural position of Broad Oak Village situated within private and established gardens to 0.32 acre. 'The Garden Cottage' enjoys incredibly bright and spacious living accommodation comprising a reception hall, 17' double aspect main living room with exposed joinery, Oak flooring and stunning inglenook fireplace with cast iron stove, office / study, stylish 19' L-shaped kitchen / dining room with French doors to the rear garden, useful utility room, boot and ground floor cloakroom. To the first floor are three principle double bedrooms including an 18' double aspect master bedroom complete with built in wardrobes and dressing area, luxurious family bathroom complete with shower and freestanding roll top bath suite. Outside the property enjoys a delightful and incredibly private wrap around garden backing onto woodland enjoying a multitude of private seating areas to relax and enjoy the beautiful setting, railway sleeper steps provide access to a lower woodland garden with specimen Willow Tree, a further part-walled courtyard garden provides access to a detached Studio / home office. Ample off road parking is available to the front via an electric gated entrance and detached Oak framed double cart barn garage. Broad Oak Village provides access to a local convenience store, popular bakery and well regarded gastro pub, further High Street shopping and leisure facilities are available nearby in Battle and Rye. The property provides doorstep access to excellent walking routes available at Brede High woods and is located just 6.7 miles from Robertsbridge mainline station offering a regular service to London Charing Cross. Additionally the property has lapsed planning for a two storey extension to the rear planning ref RR/2013/1402/P.



Front

Aggregate driveway to front accessed from road via electrically operated timber five bar gates, drive enclosed by mature hedgerow to front with low level pedestrian gate, Oak framed double bay cart barn garage with open ports (19'6 x 17'6), high level brick wall and gate to side courtyard garden and detached Studio / Office, external lanterns, close board fence incorporating gate to eastern elevations with access to rear, covered entrance with traditional butler bell, light, hardwood part glazed front door to reception hall.

Reception hall

10'5 x 7' (3.18m x 2.13m)

Slate tile flooring with inset coir mat, power points, traditional style radiator, wall lights, exposed joinery, internal ledged and braced door to living room and ground floor office severally, alarm panel.

Living room

17'7 x 15'6 (5.36m x 4.72m)

Internal doors from kitchen / dining room and reception hall severally, Oak flooring, double aspect room with two windows to front aspect with fitted shutter blinds, low level traditional style radiator, further window to rear with fitted shutter blind and radiator, exposed brick inglenook fireplace with Oak bressumer, exposed joinery, wall and picture lighting, fitted TV storage unit to the alcove with painted doors, selection of power points, TV point.

Kitchen / dining room

19'2 x 15'8 (5.84m x 4.78m)

Slate flooring, traditional style radiator, part glazed internal door to side boot room and cloak, carpeted staircase to first floor landing, recess from American style fridge / freezer, L-shape kitchen leading to an open dining space, windows to side and rear aspects each with fitted plantation shutter blinds, ceiling down lights, kitchen hosts a selection of fitted base and wall units with painted shaker style doors with chrome furniture beneath Corian worksurfaces with matching upstands, one and a half undermounted butler sink with traditional

taps, under counter wine cooler, eye level recess for microwave, space for a 1100 range / Aga oven, selection of above counter level power points, raised step to dining area with space for table, pendant light over, painted ceiling joinery, French doors to rear garden, further window to side with radiator below, internal door to utility and living room, power points.

Utility room

7'5 x 5'9 (2.26m x 1.75m)

Internal door, Oak flooring, painted ceiling joinery, ceiling down lights, fitted base unit with Oak worksurface over, below counter plumbing for washing machine and tumble dryer, Belfast sink with taps, radiator.

Ground floor office / study

11'4 x 9'4 (3.45m x 2.84m)

Painted internal ledged door from reception hall, Oak flooring, window to front aspect with fitted plantation shutter blind, radiator, further window to side with fitted shutter blind, painted wall panelling, fitted painted bookcases with cupboards below, Honeywell thermostat, cupboard housing the Worcester BOSCH gas boiler, internal painted ledged door to the kitchen, selection of power points, ceiling down lights.

Boot room

8' x 4'9 (2.44m x 1.45m)

Part glazed door from kitchen, slate flooring, full height windows to side aspect overlooking wall courtyard garden, external stable door with sidelight window to courtyard and detached studio / office, radiator, down lights, internal door to cloakroom.

Cloakroom

Internal door, slate flooring, push flush WC, wall mounted heritage style basin with taps, radiator, window to front aspect.

Stairs and landing

Carpeted staircase with painted timber handrail, pendant light over, exposed joinery, window to side aspect with fitted shutter blind, ceiling down lights

Bedroom 2

10'7 x 8'8 (3.23m x 2.64m)

Internal ledged door, carpeted flooring, window to rear aspect with fitted shutter blind, ceiling down lights, low level traditional style radiator, fitted wardrobes with hanging rail and pull out drawers, power points.

Bathroom

9'9 narrowing to 7'2 x 8' (2.97m narrowing to 2.18m x 2.44m)

Internal ledged door, painted timber flooring, vaulted ceiling ceiling with exposed joinery, chrome ladder heated towel rail, freestanding roll top bath suite with contemporary freestanding bath taps, window to side aspect with fitted shutter blind, back to wall WC with travertine wall tiling, further window to front, corner shower enclosure via screen doors, travertine wall tiling and concealed shower mixer with rinser, freestanding vanity unit shaker style cupboards below, inset travertine counter top with basin and tap.

Bedroom 3

9'7 x 9'5 (2.92m x 2.87m)

Internal door, carpeted flooring, vaulted ceiling with exposed joinery, window to front aspect with fitted shutter blind, traditional style radiator below, pendant light, power points.

Master bedroom

18'2 x 9'6 narrowing to 8'7 (5.54m x 2.90m narrowing to 2.62m)

Internal door, carpeted flooring, double aspect room with windows to front and rear elevations each with fitted plantation shutter blinds, dressing area, low level traditional style radiator to front, eaves storage cupboard, full length built in wardrobes complete with hanging rails, vaulted ceiling with exposed joinery and light, selection of power points, TV point

Rear gardens

Privately enclosed wrap around rear garden backing onto woodland, brick paved patio and seating area beneath specimen Beech tree, area of lawn enclosed by mature hedgerow leading to eastern elevations with planted

borders and private seating areas, sleeper edged flower beds, mature hedgerow to front, close board fence and gate to front elevations, external power point, post and rail fence with brick edged path leading to lower garden, railway sleeper retaining steps leading to a lower woodland garden with specimen Willow tree, seating area over hardstanding, flowering shrub borders and path to courtyard garden to side, garden enclosed by stock proof fencing to woodland beyond, steps with specimen hydrangeas leading to side courtyard garden via high level wrought iron gate, garden shed via mulched path and planted borders, enclosed paved courtyard garden to western elevations providing seating area, specimen Oak tree, high level wall and gate to drive to front, access to detached Studio / Home office, external stable door to boot room, decorative aggregate borders with sleeper edging, external tap.

Detached Studio / Home office

13'6 x 12' (4.11m x 3.66m)

Double timber doors to front, further external door to side from courtyard garden, vaulted veiling, power points and lighting.

Double bay cart barn garage

19'6 x 17'6 (5.94m x 5.33m)

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.

Services

LPG Gas central heating system.

Private drainage.

Local Authority - Rother District Council.

Nearest mainline station - Robertsbridge 6.7 miles.







GROUND FLOOR
APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)



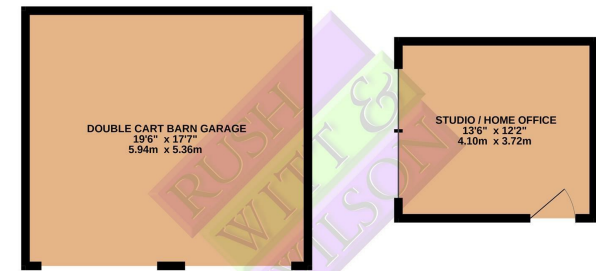
1ST FLOOR
APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1375 SQ.FT. (127.7 SQ.M.)

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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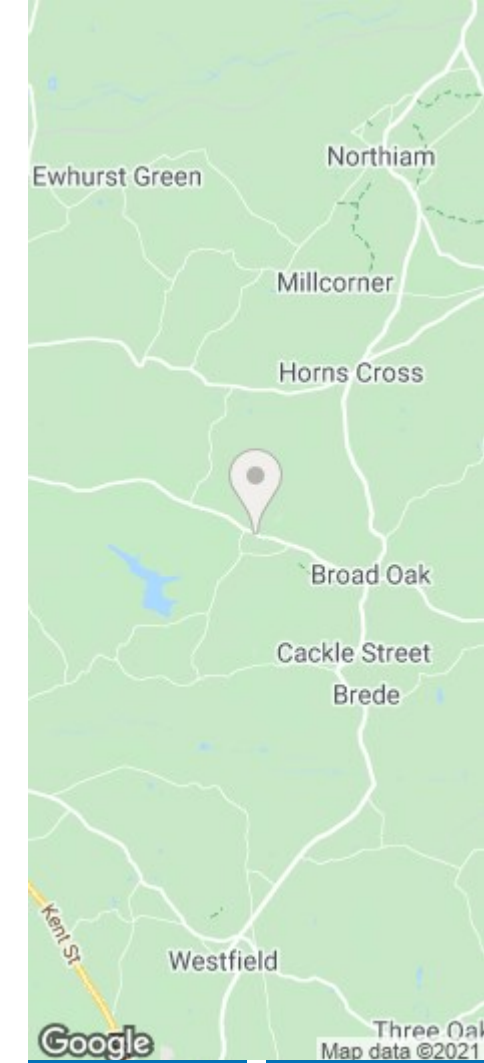
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 102 kWh/m ² A		Very environmentally friendly - lower CO ₂ emissions 102 g/kWh A	
181-191 B		181-191 B	
109-150 C		109-150 C	
155-180 D		155-180 D	
139-154 E	37	139-154 E	
121-138 F		121-138 F	
110-120 G		110-120 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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