

**RUSH
WITT &
WILSON**



**Haslemere, Cackle Street, Brede, East Sussex, TN31 6DX.
£725,000 OIRO Freehold**

A stunning and incredibly spacious four bedroom detached contemporary style bungalow located in the heart of Brede Village enjoying gardens to 0.35 acre. Having been extended and much improved by the present owners this impressive home enjoys stylish and luxurious living throughout comprising a 31ft open plan kitchen / dining room with polished marble floor tiling, separate utility and laundry rooms, 20ft living room with bi-folding doors to the rear composite deck and rear lawns, generous master bedroom complimented by a dressing room and en-suite shower room, further spacious guest bedroom with imposing full height window and en-suite shower room, two additional large double bedrooms and stunning main bathroom suite. Outside enjoys a large west-facing rear garden backing onto open fields with large decking area providing the ideal alfresco dining or entertaining area. To the front offers off road parking via a private gated entrance. The property offers immediate access to a choice of excellent walking routes, two pubs serving food, Village Bakery, convenience store and well regarded local Primary School. Further High Street shopping is available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.



Front

Electrically operated high level gates to front leading to an aggregate driveway providing ample off road parking, front enclosed by established hedgerow, access to side elevations leading to rear, external lighting, planted lavender borders, porcelain steps leading to entrance.

Entrance hall

UPVC front door, polished marble effect floor tiling, radiator, open access to central dining area.

Bedroom 3

12' x 11' (3.66m x 3.35m)
Internal oak door, carpeted flooring, window to front aspect with radiator below, ceiling downlights with dimmer controls, variety of power points.

Bedroom 4

12' x 11' (3.66m x 3.35m)
Internal oak door, carpeted flooring, window to front aspect with radiator below, ceiling downlights with dimmer controls, built in wardrobe via painted doors, variety of power points.

Dining area

Open access from entrance hall, polished marble effect floor tiling, series of pendant and wall lighting with dimmer controls, Velux style window to rear, access panel to loft over, space for dining table and chairs, open access to living room, kitchen and half height partition to utility, power points, radiator.

Living room

20' x 12'4 (6.10m x 3.76m)
Open access from dining room, carpeted flooring, bi-folding doors leading directly to the composite decking area enjoying a pleasant vista over the rear gardens, series of wall lighting and ceiling downlights, power points, radiator with decorative cover.

Kitchen / breakfast room

31'2 x 15' max (9.50m x 4.57m max)
Open access from dining area, polished marble effect floor tiling, kitchen hosts a variety of matching base and wall units with grey matt finish doors beneath marble countertops complete with matching upstands, undermounted stainless FRANKE basin, variety of soft closing cutlery and pan drawers, pull out bin, integrated twin

eye level NEFF ovens each with warming drawers below, variety of above counter level power points, integrated eye level NEFF microwave oven, inset four ring NEFF induction hob with stainless steel extractor canopy over, breakfast bar with space for stools below, integrated dishwasher and fridge.

Utility

11'4 x 5'8 (3.45m x 1.73m)
Open access from kitchen, polished marble effect floor tiling, two Velux style windows to the side aspect, internal door to laundry room, space for American style fridge / freezer, fitted base units with matt grey doors beneath marble counter tops, under mounted FRANKE basin, tower unit, radiator, downlights.

Laundry room

9' x 5'9 (2.74m x 1.75m)
Internal Oak door, polished marble effect floor tiling, window to front aspect with radiator below, matching base units with counter top, under counter space for washing machine and tumble dryer over, power points and ceiling downlights.

Inner hallway

Internal door from dining area, polished marble effect floor tiling, downlights, built in storage cupboard, power points.

Bathroom

11' x 7'2 (3.35m x 2.18m)
Internal Oak door, polished marble effect floor tiling, push flush WC, wall hung Laufen vanity unit with pull out drawers below, double walk-in shower enclosure with timber effect shower panelling, concealed shower mixer with stainless steel furniture , large rainfall head and rinser, chrome heated towel radiator, ceiling downlights and extractor, double ended bath suite with central taps.

Bedroom 2

13'3 x 11'5 (4.04m x 3.48m)
Internal door, carpeted flooring, full height glazed window to front aspect, internal door to en-suite, two further high level windows to side, series of wall lights, further pendant lighting, radiator, power points.

En-suite shower room

5'5 x 3' (1.65m x 0.91m)
Internal door, polished marble effect floor tiling, window to

side aspect, heated towel radiator, wall hung vanity unit, shower enclosure with bi-folding door, stone effect shower panelling, contemporary shower mixer with large rainfall head and rinser attachment, ceiling downlights and extractor.

Master bedroom

27'7 max x 11'5 (8.41m max x 3.48m)
Internal door, carpeted flooring, French doors to rear with sidelight windows, radiator, pendant lighting, internal door to en-suite and dressing room, power points, ceiling downlights.

Dressing room

8'1 x 5'1 (2.46m x 1.55m)
Carpeted flooring, range of built in hanging rails, downlights.

En-suite shower room

8'1 x 5'4 (2.46m x 1.63m)
Internal door, polished marble effect floor tiling, obscure window to side, ceiling downlights and extractor fan, large wall hung vanity unit, heated towel radiator, corner shower enclosure with coloured glass screen doors, brass furniture, large rainfall head and rinser.

Gardens

Large private rear garden predominantly laid to lawn enjoying a west-facing orientation backing onto fields, area of hardstanding for summerhouse, central paved seating area to lawn, large composite decked seating area to the rear elevations led from bi-folding doors from the living room, deck provides a pleasant alfresco dining or entertaining area, external tap, power point and lighting.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council. Band D.

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.





GROUND FLOOR



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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(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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