

**RUSH  
WITT &  
WILSON**



**Chapel Cottage, Chapel Lane, Westfield, East Sussex, TN35 4QX.  
£850,000 OIEO Freehold**

**A substantial detached period Cottage complete with a stunning one bedroom self-contained annex set within 1.57 acre of private gardens located in the heart of Westfield Village. Having been extensively renovated throughout by the present owners this impressive family home now offers highly adaptable and versatile living to cater for a multitude of personal living requirements. Formerly three separate cottages the original building now enjoys a well balanced living space with a wealth of original period features comprising a bright and spacious entrance hallway leading to a delightful sunroom complete with three sets of French doors to a private terrace to the rear, main living room with exposed joinery and open inglenook fireplace, double aspect dining room leading to a stunning fitted kitchen / breakfast room, ground floor bathroom suite and separate laundry.**

**To the first floor are three double bedrooms, a single and access to a 18' second floor attic room. The generous master bedroom has a walk-in wardrobe, en-suite shower room and enjoys outstanding rural views to the rear.**

**The annex has been stylishly renovated to now create a luxurious living space offering it's own entrance complete and with underfloor heating throughout. An inner hallway serves a cloakroom, laundry and bedroom with modern en-suite shower room. modern fitted kitchen / breakfast room open to a impressive main living room with vaulted ceiling and full height windows and doors to a large terrace over the grounds.**

**Externally the property enjoys an extensive rear garden lead to from two large paved terraces providing ideal al fresco dining or entertaining spaces, laid to lawn with enclosed pond gently sloping to a private wooded area at one end with far reaching views. The highly regarded Village of Westfield offers a local convenience store, butchers, surgery, pub serving food and well regarded Primary School, short distance to the A21 and 5 miles from Battle mainline station. CHAIN FREE.**



## Front

Extensive shingled drive to front elevations with separate area of hardstanding to front of annex, planted shrub borders, paved steps from drive to path with brick retaining wall, UPVC front door with sidelight window into main house, independent front door to annex.

## Entrance hall

13'7 x 9'4 (4.14m x 2.84m)

Spacious entrance hall leading to sun room to one end, wood effect Amtico flooring, column radiator, open fireplace with quarry tile hearth and timber surround, exposed joinery, ceiling down lights, built in shelving, wall cupboard housing the consumer unit and electric meter, turned timber staircase to first floor landing with cupboard space below, power points.

## Stairs and landing

Turned timber staircase to carpeted first floor landing, cupboard space below, additional eaves cupboard to landing, selection of exposed joinery, ceiling light over staircase, UPVC dormer window to rear aspect, ceiling down lights, radiator, wall lighting, storage recess with exposed joinery and Velux window to rear aspect complete with blind, internal timber door to attic room, storage cupboard with shelving via timber door, power point, internal timber door to master suite.

## Sun room

16'9 x 7'5 (5.11m x 2.26m)

Open access from entrance hall, continuation of the wood effect Amtico flooring, three sets of UPVC French doors leading onto a privately enclosed terrace each with fitted roller blinds, internal stable door to annex hallway, two column radiators, ceiling down lights, selection of power points, TV point, internal timber door to utility and main living room.

## Utility / Laundry room

6'9 x 6'4 (2.06m x 1.93m)

Internal timber door from sun room, continuation of the wood effect Amtico flooring, ceiling down lights, wall mounted Ideal gas boiler, fitted base units with shaker style doors beneath quartz effect lamented worksurfaces, inset one and half stainless bowl with drainer and tap, tile splash backs and selection of above level power points, below counter space for washing machine.

## Living room

14'7 x 13'4 (4.45m x 4.06m)

Arched timber door from sun room, exposed timber flooring, exposed brick inglenook fireplace with quarry tile hearth and copper hood over, timber leaded window to front aspect, exposed joinery, series of wall lights, radiator with decorative cover, further arched timber door to dining room, selection of power points.

## Dining room

15'8 x 9'4 (4.78m x 2.84m)

Arched timber door from main living room with open access to

kitchen / breakfast room, carpeted flooring, double aspect room with UPVC window to side aspect, further timber leaded window to front aspect, radiator, selection of exposed joinery, ceiling down lights, power points, Honeywell wall thermostat.

## Ground floor bathroom

5'8 x 5' (1.73m x 1.52m)

Internal door, wood effect Amtico flooring, contemporary vanity unit with basin, tile splash back, wall mounted mirror with light and shaver point, p-shape bath suite with rinsers attachment and bi-folding shower screen, adder heated towel rail, push flush WC, ceramic wall tiling, UPVC obscure glazed window to side aspect, ceiling down light and extractor fan.

## Kitchen / breakfast room

18'7 x 14'5 (5.66m x 4.39m)

Open access from dining room, wood effect Amtico flooring, internal timber door to bathroom, double aspect room with window and external glazed door to side leading to terrace, windows to rear elevations overlooking the lawns and rural backdrop, ceiling down lights, kitchen hosts a selection of fitted base and wall units with grey wood grain effect shaker style doors beneath grey quartz effect laminated worksurfaces, island incorporating breakfast bar with matching worksurface and a selection of soft closing drawers to one side, selection of above counter level power points, under counter space for dishwasher, inset one and half stainless bowl with tap and drainer, below counter level LAMONA oven and grill, integrated four ring gas hob with stainless steel splashback, extractor canopy and light above, space for an American style fridge freezer, underfloor heating thermostat.

## Bedroom 4

9'3 x 7'6 (2.82m x 2.29m)

Internal timber door, carpeted flooring, timber leaded window to front aspect, radiator, custom fitted Oak pull out bed / desk, power points, wall lights.

## Cloakroom

Internal door from landing, tile effect vinyl flooring, vanity unit, wall mounted mirror, push flush WC, Velux window to rear aspect complete with blind.

## Bedroom 3

11' x 7'7 (3.35m x 2.31m)

Internal timber door, carpeted flooring, timber leaded window to front aspect, built in wardrobe with hanging rail and shelf above, recessed shelving with drawers below, light, radiator, power point.

## Attic room

18'8 x 11'3 (5.69m x 3.43m)

Internal door from landing, turned carpeted staircase, carpeted flooring, two Velux windows to the rear aspect, vaulted ceiling with exposed joinery, ceiling light, window to side aspect, eaves storage cupboard and timber wall panelling, radiator, power points.

## Bedroom 2

10'8 x 10'3 (3.25m x 3.12m )

Internal timber door, carpeted flooring, timber leaded window to front with radiator below, power points, walk in wardrobe with light, hanging rail and shelf via timber glazed door, consumer unit.

## Shower room

6'9 x 6'4 (2.06m x 1.93m)

Internal timber door, tile effect vinyl flooring, obscure UPVC window to side aspect, large walk-in shower enclosure via screen doors with contemporary mixer, ceramic wall tiling, ceiling down lights, push flush WC, pedestal wash basin, ladder heated towel rail, wall mounted mirror, shaver point, ceiling light and extractor fan.

## Bedroom 1

14'6 x 10'7 (4.42m x 3.23m)

Carpeted flooring, ceiling light, underfloor heating thermostat for bedroom and en-suite, UPVC windows to rear aspect enjoying elevated rural aspect over the grounds and beyond, power points

## Dressing room

10'1 x 4'2 (3.07m x 1.27m)

Internal timber door, carpeted flooring, ceiling light.

## En-suite shower room

6'4 x 5'8 (1.93m x 1.73m)

Internal timber door, tile effect laminate flooring, pedestal wash basin, wall mounted mirror with shaver point, ceramic wall tiling, push flush WC, large walk-in shower enclosure with shower screen, contemporary mixer, Velux window to side.

## Annex entrance

External composite front door from driveway

## Annex hall

Carpeted hallway, ceiling light, cupboard, internal stable door to main house, Oak steps and door to Kitchen / breakfast room,

## Annex kitchen / breakfast room

14'9 x 13'7 (4.50m x 4.14m)

Internal Oak door from hall, engineered Oak flooring, open access to main living room, ceiling down lights, internal Oak door to inner hall leading to bedroom, wall mounted consumer unit, under floor heating thermostat, kitchen hosts a selection of fitted base and wall units with grey wood grain effect shaker style doors beneath stone effect laminated work surfaces, inset one and half stainless bowl with drainer and tap, mosaic tile splash backs, window to side aspect, selection of above counter level power points, island unit housing a selection of soft close drawers, inset four ring gas hob with ceiling extractor and light over, space for freestanding fridge / freezer, under counter space for dishwasher, twin eye LOGIK ovens, corner larder unit with built in shelving and light, corner tower storage unit.

## Annex living room

14'6 x 14'5 (4.42m x 4.39m)

Open access from kitchen, engineered Oak flooring, valuated ceiling with Velux window to side aspect, French glazed doors with full height sidelight windows leading onto a tiered terrace overlooking grounds to the rear, ceiling lights, access panel above, underfloor heating thermostat, selection of power points, TV point, Velux window opening controls.

## Annex Inner hallway

Internal Oak door from kitchen, engineered Oak flooring, Internal Oak door to laundry room complete with power point, counter top and power point.

## Annex cloakroom

Internal Oak door, engineered Oak flooring, push flush WC, wall mounted basin, light tunnel, ceiling light.

## Annex bedroom

12'4" x 8'4" (3.76m x 2.54m)

Internal Oak door, carpeted flooring, timber leaded window to front aspect, underfloor heating thermostat, power points, full length fitted wardrobes via sliding doors, sliding internal Oak door to en-suite shower room.

## Annex en-suite shower room

6'9 x 6'7 (2.06m x 2.01m)

Internal Oak sliding door, tile effect vinyl flooring, obscure window to side aspect, ladder heated towel rail, walk-in shower enclosure with shower screen and contemporary mixer, pedestal wash basin, push flush WC, ceiling down lights and extractor fan, underfloor heating thermostat.

## Rear garden

Extensive rear garden laid to lawn gently sloping to a private woodland at one end enjoying far reaching rural views, large central paved terrace lead from the sunroom and kitchen, external lighting, additional raised terrace lead from annex, garden enclosed by a combination of specimen hedgerow and panelled fencing, double timber gates to front driveway, planted conifers, summer house complete with power and lighting, with raised deck, raised vegetable beds, selection of silver birch, pond enclosed by picket fencing, two sheds, path from lawns leading into established woodland.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

Nearest mainline station - Battle 5.6 miles

## 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

1ST FLOOR

2ND FLOOR

TOTAL APPROX. FLOOR AREA 2768 SQ.FT. (257.1 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  
 Made with Metropix 6/2021



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>	(10 plus) <b>A</b>		
(61-81) <b>B</b>	(81-91) <b>B</b>		
(40-60) <b>C</b>	(60-80) <b>C</b>		
(21-39) <b>D</b>	(35-54) <b>D</b>		
(9-19) <b>E</b>	(15-34) <b>E</b>		
(1-20) <b>F</b>	(1-14) <b>F</b>		
(0-8) <b>G</b>	(0-13) <b>G</b>		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>47</b>	<b>59</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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