

**RUSH  
WITT &  
WILSON**



**Stone Haven, Northiam Road, Broad Oak, East Sussex, TN31 6EP.  
£850,000 Freehold**

**A stylishly presented and exemplary five bedroom detached family home offering 2584ft of spacious and contemporary living accommodation occupying a private setting within the favoured Village of Broad Oak. Constructed in 2014 to the highest of standards the property benefits from an air source heat pump heating system, heat recovery ventilation system, 4KW Solar panel system and Tesla storage battery and EV car charger. Ground floor living comprises a modern 25' fitted kitchen / dining room, large main living room with wood burning stove and two sets of French doors to the rear terrace, two ground floor double bedrooms with sharing wet room, office / study and utility room. To the first floor enjoys a spacious reception landing currently used as a games room, generous master bedroom complimented by a walk-in dressing room and luxurious en-suite bathroom, two further double bedrooms and newly fitted main family bathroom. Outside enjoys a private south-west facing private rear garden with rural outlook to fields behind, raised area of lawn with large paved porcelain terrace providing an ideal alfresco dining area leading to a detached garden studio with adjacent store. To the front offers a private gated drive providing ample parking and detached double oak framed garage with adjacent workshop. The property offers immediate access to a choice of excellent walking routes, two pubs serving food, Village Bakery, convenience store, well regarded local Primary School and Nursery. Further High Street shopping are available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.**



## Front

Aggregate driveway leading to double timber five-bar gated entrance, block pave driveway to front providing ample off road parking leading to an oak framed detached double car port with adjacent store, front garden laid to lawn enclosed by post and rail fencing with additional stock proof fencing, high level fencing incorporating gate with access to side elevations, porcelain terrace with disabled access leading to covered entrance, external lighting and tap.

## Entrance hall

Contemporary composite front door with central viewing pane and sidelight windows, marble effect ceramic tile flooring with underfloor heating, series of wall lights, oak open tread staircase with glass balustrade leading to first floor landing, storage cupboard via oak door, alarm panel

## Utility room

11'4 x 6'1 (3.45m x 1.85m)

Part-glazed internal oak door, marble effect ceramic tile flooring with underfloor heating, external part-glazed door to side elevations, UPVC window to front, ceiling downlights, fitted base and wall units with contemporary doors beneath wood effect laminated counter tops, inset single stainless bowl with drainer and rinser tap, under counter spaces for tumble dryer and washing machine, tower unit housing the consumer unit and solar panel isolator controls, variety of power points.

## Kitchen / dining room

25'4 x 14'7 (7.72m x 4.45m)

Internal oak glazed door from entrance hall, marble effect ceramic tile flooring with underfloor heating to kitchen end, UPVC window to front, ceiling downlights, kitchen hosts a range of fitted base and wall units with contemporary gloss doors beneath marble counter tops complete with matching upstands, integrated tower fridge and further fridge / freezer, space for eye level microwave, displays cabinets, integrated CDA oven and grill, inset four ring Belling hob with extractor canopy and light over, TV point, matching island unit with marble counter top incorporating breakfast bar with space for stools below, under mounted basin with tap, open access to dining end with oak effect laminate flooring, space for dining table and chairs, pendant lighting, further UPVC window to front, open access to living room to rear.

## Living room

25'5 x 18'6 (7.75m x 5.64m)

Double internal oak glazed doors, oak effect laminate flooring with under floor heating, open access to kitchen / dining room, exposed brick fireplace housing a cast-iron wood burning stove over a toughened glass hearth, cornice with feature LED lighting, ceiling downlights, two sets of external glazed French doors leading onto the rear terrace, picture and wall lighting, variety of power points, TV points.

## Office

11'7 x 8'1 (3.53m x 2.46m)

Internal oak part-glazed door, carpeted flooring with underfloor heating, UPVC window to rear aspect, range of built in and fitted office furniture incorporating desk with wood effect laminated counter top, ceiling light, power points with USB ports, wall lighting.

## Lobby

Internal part-glazed oak door from entrance hall, ceiling downlights, heating thermostat, carpeted flooring, internal oak doors to bedrooms 4, 5 and wet room severally.

## Bedroom 4

11'7 x 11'4 (3.53m x 3.45m)

Internal oak door, carpeted flooring with underfloor heating, external French doors to the rear elevations, built in wardrobes via coloured glass sliding doors complete with hanging rails and shelving over, ceiling downlights, power points.

## Wet room

7'4 x 6'4 (2.24m x 1.93m)

Internal oak door, mosaic tile flooring with underfloor heating, obscure UPVC window to side aspect, ceiling downlights and extractor, heated towel radiator, wall mounted wash basin and push flush WC, walk-in shower enclosure with glass screen and contemporary mixer, linen cupboard containing the boiler.

## Bedroom 5

11'4 x 8'1 (3.45m x 2.46m)

Internal oak door, window to side aspect, oak effect laminate flooring with under floor heating, power points, ceiling light.

## Stairs and landing

22'2 x 17' (6.76m x 5.18m)

Oak open tread staircase with glass balustrade, wall lighting, part carpet and oak laminate flooring, UPVC dormer window to front aspect, ceiling lights, variety of power points, TV point, cupboard housing the pressurised heating system.

## Bedroom 1

15'8 x 14'9 (4.78m x 4.50m)

Internal oak door, oak effect laminate flooring, French doors with Juliette balcony to rear, internal door to en-suite bathroom, twin internal oak doors to walk-in dressing room, light, power and TV points, bedside lighting.

## Dressing room

15'4 x 5' (4.67m x 1.52m)

Twin oak doors, ceiling downlights, low level door to boarded eaves storage cupboard.

## En-suite bathroom

11'7 x 7'8 (3.53m x 2.34m)

Internal oak door, UPVC window to rear aspect, ceramic floor and wall tiling, double ended bath suite with freestanding taps and rinser, ceiling lights and extractor, heated towel radiator, push flush WC, oak vanity unit with travertine counter top and twin circular travertine basins, wall mounted mirror, walk-in shower enclosure with screen, shower panelling and mixer.

## Bedroom 3

11'6 x 10'4 (3.51m x 3.15m)

Internal oak door, oak effect laminate flooring, UPVC window to rear aspect, light and power points.

## Bedroom 2

11'6 x 11'4 (3.51m x 3.45m)

Internal oak door, oak effect laminate flooring, French doors with Juliette balcony to rear, built in wardrobes via mirrored doors complete with hanging rails and shelving, light and power points.

## Bathroom

11' x 9'1 (3.35m x 2.77m)

Internal oak door, grey wood effect LVT flooring, ceiling downlights,

corner bath suite, corner shower enclosure with screen doors, marble effect shower panelling with contemporary mixer, concealed push flush WC with storage, column radiator, vanity unit with cupboards, twin tower storage units, LED lit wall mirror, ceramic wall tiling and extractor fan, tile panel with opening to eaves storage containing the Vent Axia system controls and Solar Inverter.

## Garden

Privately enclosed rear garden enjoying a south/west facing orientation led from a large full width porcelain paved terrace with three sets of external French doors providing internal access to ground floor living accommodation, external lighting, porcelain stone retaining wall with feature lighting, disabled access and steps leading to a raised area of lawn fully enclosed by high level close board fencing, planted shrub borders, further porcelain paved seating area and detached garden studio with external power points, access to side elevations with gutter-fed water butt, further kitchen garden to side elevations with timber greenhouse, log store, external door to utility room and high level gate to front.

## Garden studio with adjacent garden store

12'4 x 11'7 (3.76m x 3.53m)

Double timber glazed doors with sidelight windows, further window to side, power points, ceiling lights, further part-glazed door to store with lighting (11'7 x 6'1).

## Double garage with adjacent workshop

17'6 x 15' (5.33m x 4.57m)

Twin open bay oak framed garage with external power points, full length eaves storage via timber doors, Tesla and Zappi EV charger points, adjacent store via double timber doors, external PIR lighting.

## Garage workshop

17'4 x 7'8 (5.28m x 2.34m)

Double timber doors to front, fitted timber workbenches, variety of double power points, ceiling strip lighting.

## Services

Air source heat pump heating system with heat recovery ventilation system, 4KW Solar panel system.

Mains drainage

Local Authority - Rother District Council. Band G.

## 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



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
91	100	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	



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