

**RUSH
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**Oastfield, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.
£750,000 Freehold**

An immaculately presented and extended three bedroom detached single storey dwelling located within the highly regarded Village of Broad Oak set within mature gardens to 1.01 acre (TBV) complete with lapsed planning consents for an adjacent three bedroom detached chalet style bungalow ref RR/2006/3040/P. Available to the market for the first time in over 30 years this delightful property enjoys a bright and well balanced living space, comprising a spacious reception hall with useful storage, generous open plan kitchen/dining room with separate utility room and wc, main living room with attractive parquet flooring and feature gas fireplace, master bedroom with fitted furniture complimented with en-suite shower room, further spacious guest double bedroom with built in wardrobes, well appointed family bathroom suite, single bedroom or optional home study and stunning triple aspect single storey extension with vaulted ceiling forming a library/office, oak flooring with underfloor heating, fitted oak shelving, exposed joinery, French doors to the rear terrace and full height double glazed windows overlooking the gardens. Outside enjoys an incredibly private and mature garden to the rear, predominantly laid to lawn hosting a variety of established planted borders with specimen oak tree and silver birch trees, stunning oak framed heritage Gazebo covered seating area, garden shed and gated rear access. The adjacent garden/plot is enclosed by part mature hedgerow and post and rail fencing. To the front enjoys a mature front garden with paved front terrace, ample off road parking via a gated entrance complete with large single garage. Broad Oak village offers a convenience store, bakery, well regarded Doctors surgery and recently renovated gastro pub. Further high street shopping is available nearby at both Battle & Rye. The property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.



Front Door

Hardwood oak front door opening to:

Spacious Reception Hallway

Parquet flooring, access panel to loft with pull down ladder, ornate cornice, window to front, radiator, built-in storage cupboard with light and built-in shelving housing the alarm panel.

Master Bedroom

13'9 x 12'9 (4.19m x 3.89m)

Upvc window to front and to side elevations, parquet flooring, decorative cornice, fitted twin double wardrobes with window bench seat and pull out drawers below, radiator, door leading to:

En-Suite

9'1 x 3'2 (2.77m x 0.97m)

Obscure upvc window to side, wood effect vinyl flooring, push flush wc, traditional heated towel radiator, vanity unit with basin and cupboards below, floor to ceiling wall tiling, extractor, large shower cubicle with screen door and concealed mixers.

Family Bathroom

8' x 7'9 (2.44m x 2.36m)

Obscure upvc window to side, wood effect vinyl flooring, extractor fan, floor to ceiling wall tiling, push flush wc, vanity unit with cupboards below and a selection of pull out drawers, wall mounted mirror with lighting and shaver point, traditional style radiator, shower/bath suite with shower screen, concealed mixer controls and rinser attachment.

Bedroom Two

11'9 x 11'9 (3.58m x 3.58m)

Upvc window to side, parquet flooring, radiator, decorative cornice, fitted wardrobes with slatted shelving and hanging rails.

Bedroom Three

11'8 x 10' (3.56m x 3.05m)

Upvc window overlooking the rear elevation, radiator, parquet flooring, cornice, fitted wardrobe and bookcase with cupboards below, fitted bookcases with cupboards below, internal door leading into:

Library / Office

23' x 14'5 (7.01m x 4.39m)

Triple aspect room with three double glazed oak windows overlooking the side, French oak doors leading onto the rear terrace with a gable window

above, full height window and two smaller side light windows to the rear elevation overlooking the rear lawns, further oak window to the side, solid oak flooring with underfloor heating, vaulted ceiling with exposed oak joinery, full length fitted oak shelving to two elevations, underfloor heating thermostat.

Living Room

22'1 x 13'9 (6.73m x 4.19m)

Large upvc window to the rear aspect, further upvc window to front, two radiators, parquet flooring, decorative cornice, beautiful feature gas fireplace which is cast iron over a polished hearth, ornate timber surround, door leading into:

Open Plan Kitchen/Dining Room

31'8 x 12'9 (9.65m x 3.89m)

Upvc windows to the front, rear and side aspect, engineered oak flooring throughout, space for dining table and chairs, decorative cornice, variety of matching base and wall units with timber effect laminate doors with brush stainless steel furniture, stone effect laminated countertops incorporating breakfast bar, display cabinets with glass shelving, space for freestanding fridge/freezer, integrated half height Siemens oven and grill, four ring Neff induction with stainless steel extractor canopy and lighting above, inset one and a half stainless bowl with drainer and tap, integrated Miele dishwasher, wall units with under-lighters, tiled splashbacks, undercounter freezer, door to:

Utility Room

6'7 x 8'8 (2.01m x 2.64m)

Part glazed external door to side, further window to side, wood effect vinyl flooring, radiator, fitted base units, stone effect laminated countertops, single stainless bowl with drainer and tap, under counter space for washing machine and tumble dryer, internal door to:

Cloakroom/WC

3'2 x 6'8 (0.97m x 2.03m)

Obscure upvc window to side, wood effect vinyl flooring, heritage style wc, pedestal wash hand basin, radiator.

Outside

Front Garden

Double timber five bar gated entrance opening onto a block paved driveway which provides ample off road

parking to front, front garden is predominately laid to lawn which is enclosed by mature and established hedgerow, variety of specimen flowering shrubs and bamboo, spacemen rhododendrons, mature beech hedgerow which separates them from the adjacent plot of land, high level fencing incorporating gate leading to the side elevations, climbing roses and specimen magnolia tree, block paved front terrace which provides a pleasant seating area with a south facing aspect, external lighting, driveway leads to:

Detached Garage

17'8 x 14'5 (5.38m x 4.39m)

Manual up and over door with further side pedestrian door, upvc window to the side, power supply and lighting, partially bordered loft space.

Rear Garden

Detached shed, gutter fed water butts, part glazed external door into the utility with a covered area, external lighting, well established rear garden predominately laid to lawn, enclosed by a combination of mature hedgerow, post and rail fencing with stockproof fencing to the rear boundaries, block paved path from the side leading to the rear terrace which provides a beautiful seating area overlooking the private gardens, specimen flowering shrubs, a number of rhododendrons, specimen bay trees, silver birch trees, specimen oak tree, oak framed pergola with block paved terrace which provides a beautiful private seating area which is covered, gated access to the rear, further to side close boarded fencing, side garden incorporates mature flower beds, further high level gate and fencing to the front.

Adjacent to the main body of garden there is a further separately enclosed plot, specimen oak trees, specimen rhododendrons, enclosed by mature hedgerow and post and rail fencing. Please note this area as lapsed permission for a detached dwelling.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

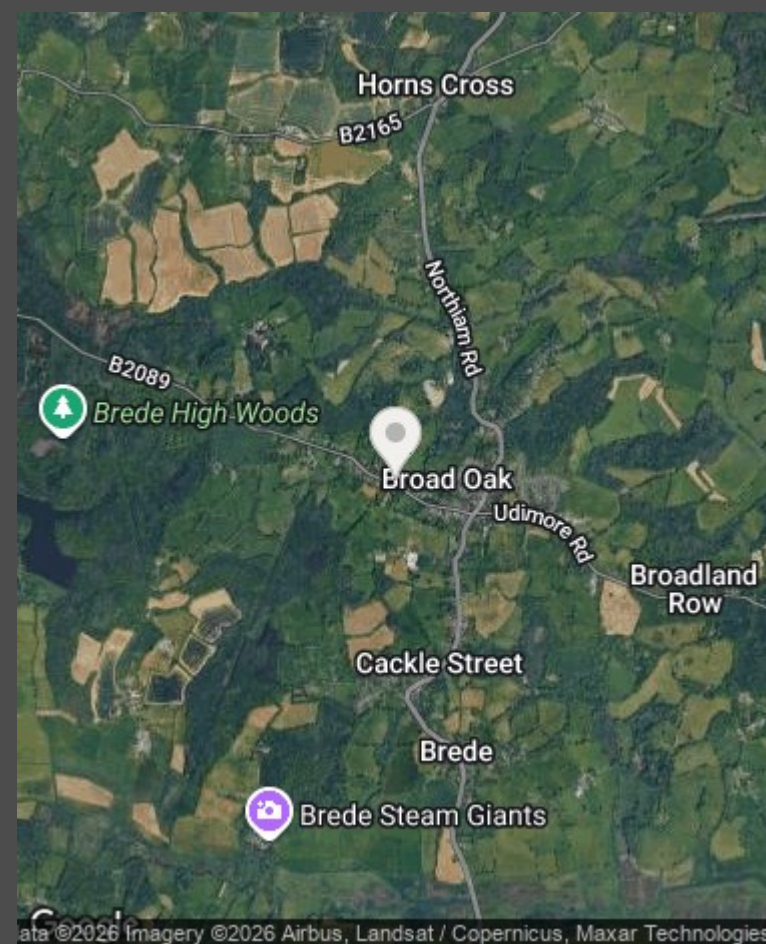
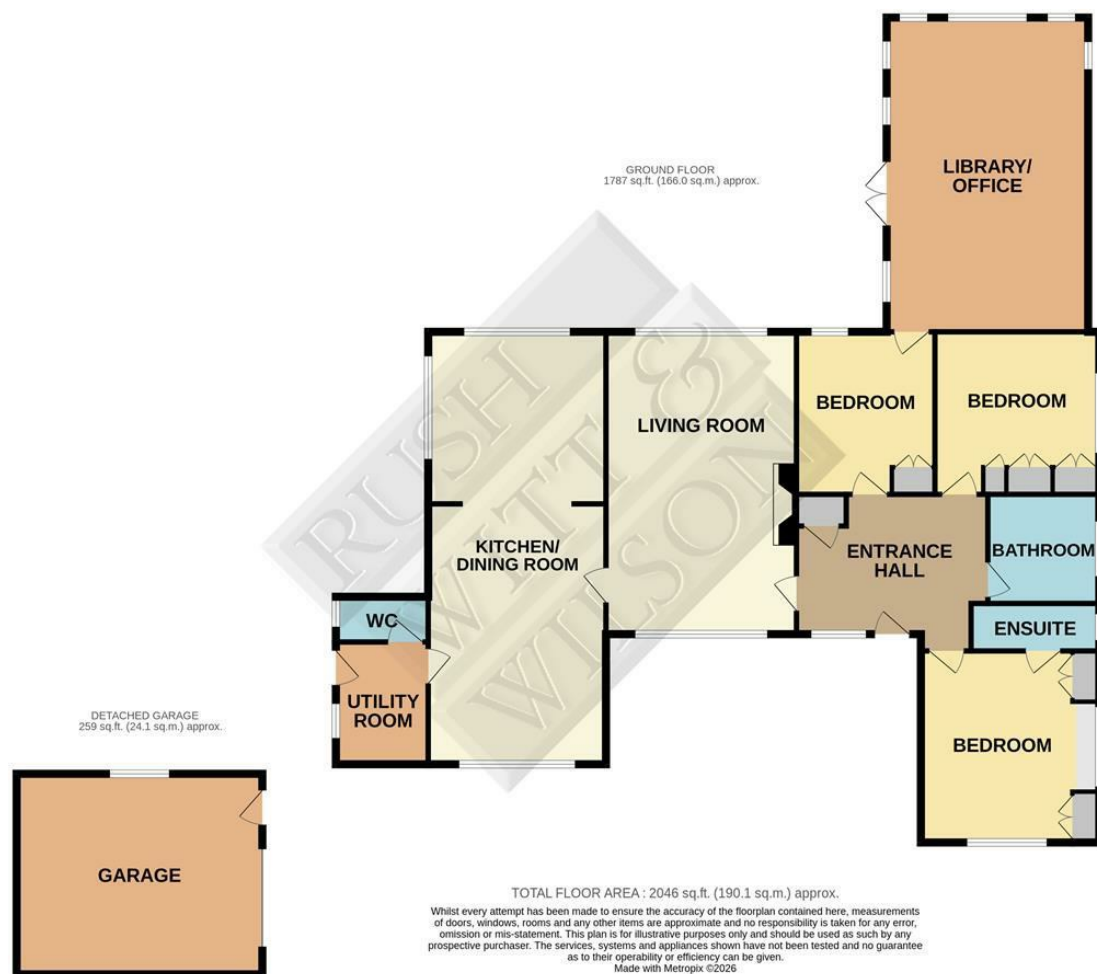
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4. VAT: The VAT position relating to the property may change without notice.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(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	74	England & Wales	

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