

**RUSH
WITT &
WILSON**



**11 Stockwood Meadow, Staplecross, East Sussex, TN32 5FB.
£500,000 - £525,000 Guide Price.**

£500,000 - £525,000 Guide Price. A beautifully designed and incredibly spacious four bedroom attached 1800 sqft family home located with the highly desirable Village of Staplecross. Constructed in 2019 forming part of an exclusive and private development this delightful home enjoys a bright and contemporary living space generously arranged of three floors. Principle accommodation to the ground floor comprises a large entrance hallway with WC and under stair storage, well-portioned 18ft living room and a beautifully lit 22ft kitchen / dining room to the rear with French doors to the garden. To the first floor are three spacious double bedrooms, one complete with en-suite shower room and built in wardrobe in addition to a well appointed main family bathroom suite. To the second floor enjoys an impressive 18ft master suite complete with en-suite shower room and walk-in dressing room. Externally enjoys a private east-facing rear garden laid to lawn with patio and off road parking available to the front. Staplecross Village offers easy access to both the A21 and only 5.5 miles from Robertsbridge mainline station with regular services to London Charing Cross. Offered CHAIN FREE.



Front

Block pave driveway to front for two vehicles, area of lawn and planted shrub borders enclosed by chestnut post and rail fencing, covered entrance with composite front door and obscure viewing panes, external light, block paved path to side with high level gate to rear.

Entrance hall

Oak laminate flooring with inset coir mat, ceiling lights, radiator, internal door to WC, turned carpeted staircase to first floor with large storage cupboard below housing the consumer unit, wall thermostat, internal door to kitchen / dining room and living room severally, power points.

WC

7'6 x 3' (2.29m x 0.91m)

Internal door, ceramic tile flooring, push flush WC, obscure UPVC window to side, radiator, wall mounted hand basin with tile splashback and mirror, extractor and light.

Living room

18'2 x 14'6 (5.54m x 4.42m)

Internal door, Oak laminate flooring, UPVC window to front aspect with radiator below, further radiator, variety of power points, TV and satellite points, phone point and pendant lighting.

Kitchen / dining room

22'8 x 14'7 (6.91m x 4.45m)

Internal door, Oak laminate flooring, two UPVC windows and external French doors to the rear elevations, two additional Velux windows to rear, LED ceiling downlights, space for dining table and chairs, two radiators, variety of power points, TV point. Kitchen hosts a variety of matching base and wall units with contemporary white high gloss doors beneath marble effect laminated countertops with matching upstands, inset one and half LAMONA stainless bowl with drainer and tap, inset four ring BOSCH electric hob with stainless steel splashback, fitted extractor canopy with light over, integrated

BOSCH dishwasher, integrated half height oven and grill, space for freestanding washing machine and fridge freezer, tower larder unit, wall unit unit housing a fitted Ideal Logic system S gas boiler.

Stairs and landing

Turned carpeted staircase to first floor landing, pendant light, radiator and power point, airing cupboard housing the unvented cylinder complete with slatted shelving, further turned staircase to second floor master suite.

Bedroom 4

10'6 x 9'2 (3.20m x 2.79m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below enjoying a pleasant rural backdrop, pendant light, power points and TV point.

Bedroom 3

13'5 x 12' (4.09m x 3.66m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below enjoying a pleasant rural backdrop, internal door to en-suite shower room and built in cupboard via door, pendant light, power points, phone and TV point.

En-suite shower room

6'7 x 5'5 (2.01m x 1.65m)

Internal door, ceramic tile flooring, corner shower enclosure with screen doors and shower mixer, chrome heated towel radiator, push flush WC, wall mounted basin and mirror, ceiling downlights and extractor fan.

Family bathroom

7'7 x 5'6 (2.31m x 1.68m)

Internal door, ceramic tile flooring, obscure UPVC window to front aspect, push flush WC, wall mounted basin with mirror, ceiling downlights and extractor fan, chrome heated towel rail, shower bath suite with screen and mixer.

Bedroom 2

14'6 x 11' (4.42m x 3.35m)

Internal door, carpeted flooring, UPVC window to front

aspect with radiator below, pendant light, power points and phone point.

Stairs and landing to second floor

Turned carpeted staircase from landing to second floor master suite, UPVC window to side elevations, internal door to master bedroom.

Master bedroom

18'9 x 13'1 (5.72m x 3.99m)

Internal door, carpeted flooring, two Velux windows to the rear aspect enjoying an elevated rural aspect, two radiators, access panel to loft, internal doors to en-suite shower room and dressing room severally, variety of power points, TV point.

En-suite shower room

9'1 x 5'5 (2.77m x 1.65m)

Internal door, ceramic tile flooring, double shower enclosure with screen door and shower mixer, chrome heated towel radiator, push flush WC, wall mounted basin and mirror, ceiling downlights and extractor fan.

Dressing room

9'3 x 5'6 (2.82m x 1.68m)

Internal door, carpeted flooring, light.

Rear garden

Privately enclosed rear garden enjoying an east-facing orientation predominantly laid to lawn enclosed by high level close board fencing, paved area and path to side with high level gate to front elevations.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

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



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	
Current	Potential	Current	Potential
86	93		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Residential Estate Agents
Lettings & Property Management



Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk