

**RUSH
WITT &
WILSON**



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

£500,000 - £525,000 Guide Price - An exceptionally well presented four bedroom detached family home located within the highly desirable Village of Staplecross enjoying a stunning south-facing views over neighbouring fields. Constructed in 2019 this delightful home enjoys a bright and spacious living space arranged over two floors comprising a large reception hallway with storage and WC, generous 20ft double aspect main living room, 23ft fitted kitchen / dining room with French doors to the rear garden and useful side lobby with separate utility room. To first floor a well-lit landing serves four principal bedrooms wo include a generous master bedroom complimented by an en-suite shower room in addition to a well appointed main family bathroom suite. Outside enjoys a private south-facing rear garden with paved seating area, garden shed, greenhouse and kitchen garden to one end. To the front provides off road parking over a block pave driveway. The property is located within comfortable walking distance to the well regarded Village Primary School, convenience store with post office and pub serving food. The property is also located within easy reach of the A21, just 5.5 miles from Robertsbridge Mainline station and 5.5 miles from the historic town of Battle offering a range of High Street shops and restaurants. Chain free.



Front

Block pave driveway to front providing off road parking, path leading to covered entrance with external light, area of lawn with post and rail fencing and planted shrub borders, high level gate to side elevations, EV car charging point.

Reception Hall

Composite front door, oak effect laminate flooring with inset coir mat, radiator, pendant lighting, turned carpeted staircase leading to first floor accommodation with storage cupboard below, variety of power points, storage cupboard housing the consumer unit and power point.

Cloakroom/WC

5'3 x 5' (1.60m x 1.52m)

Internal door, porcelain floor tiling, upvc obscure window to side elevations, ceramic wall tiling, push flush wc, wall mounted hand basin, radiator, light and extractor fan.

Living Room

20' x 15' (6.10m x 4.57m)

Internal door, carpeted flooring, two upvc windows to the front aspect each with radiators below and fitted shutters, further window to side with fitted shutter, pendant lighting, power and TV points.

Kitchen/Dining Room

23'7 x 17'9 (7.19m x 5.41m)

Internal door, oak effect laminate flooring, upvc window and French doors leading to the rear, two further Velux windows to the rear, further window to side elevations, internal door to lobby with external door to side and access to utility room, space for dining table and chairs with pendant lighting over, radiator. Kitchen hosts a variety of matching base and wall units with shaker style doors with brass effect furniture beneath oak block counter tops, inset ceramic basin with brass faucet, integrated Bosch dishwasher, variety of power points, inset four ring Bosch electric hob with decorative splashback and fitted extractor canopy with light over, fitted half height Bosch oven with grill, space for freestanding fridge/freezer, ceiling downlights.

Lobby

6'7 x 5'6 (2.01m x 1.68m)

Internal door from kitchen, oak effect laminate flooring, upvc window and external door to side elevations, internal door to utility room, radiator, light and power point.

Utility Room

9'5 x 6'7 (2.87m x 2.01m)

Internal door, oak effect laminate flooring, upvc window to side aspect, light and extractor, radiator, fitted base and wall units

with laminated counter tops, wall unit housing the gas boiler, inset single stainless bowl with drainer and tap, under counter space for washing machine and tumble dryer.

First Floor

Landing

Turned carpeted staircase and landing, power points, access panel to loft over, radiator, upvc window to side aspect, airing cupboard housing the unvented hot water cylinder and slatted shelving.

Bedroom Two

15' x 10' (4.57m x 3.05m)

Internal door, carpeted flooring, two upvc windows to the rear aspect with elevated rural views, radiator, light and power points.

Family Bathroom

8'3 x 8'3 (2.51m x 2.51m)

Internal door, porcelain floor tiling, obscure upvc window to front aspect, stone effect ceramic wall tiling, panelled bath suite, push flush wc, wall mounted hand basin, chrome heated towel radiator, corner shower enclosure via screen doors, ceiling lighting and extractor fan.

Bedroom Four

10'6 x 9'7 (3.20m x 2.92m)

Internal door, carpeted flooring, upvc window to front aspect with radiator below and fitted shutter blind, light, power points.

Bedroom Three

11'7 x 11' (3.53m x 3.35m)

Internal door, carpeted flooring, upvc window to front aspect with radiator below and fitted shutter, light, power points.

Bedroom One

15'5 x 13' (4.70m x 3.96m)

Internal door, carpeted flooring, upvc window to rear aspect enjoying elevated rural views, radiator, pendant lighting, power points, internal door to:

En-Suite Shower Room

8'1 x 4'1 (2.46m x 1.24m)

Internal door, porcelain floor tiling, obscure upvc window to side aspect, push flush wc, wall mounted hand basin, chrome heated towel radiator, shower enclosure via screen door, shower mixer, ceiling downlights and extractor fan.

Outside

Rear Garden

Privately enclosed south-facing rear garden backing onto open fields, paved terrace providing a seating area leading onto an

area of lawn gently sloping to one end enclosed by high level close board fencing, access to side with high level gate to front elevations, garden shed with adjoining greenhouse, low level gate leading to kitchen garden and one end enclosed by stock proof fencing, external lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

Estate Management fees of £1,140 pa

Agents Note

Council Tax Band -

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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TOTAL FLOOR AREA : 1821 sq.ft. (169.1 sq.m.) approx.

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	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(92 plus) A	86	93	(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		

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