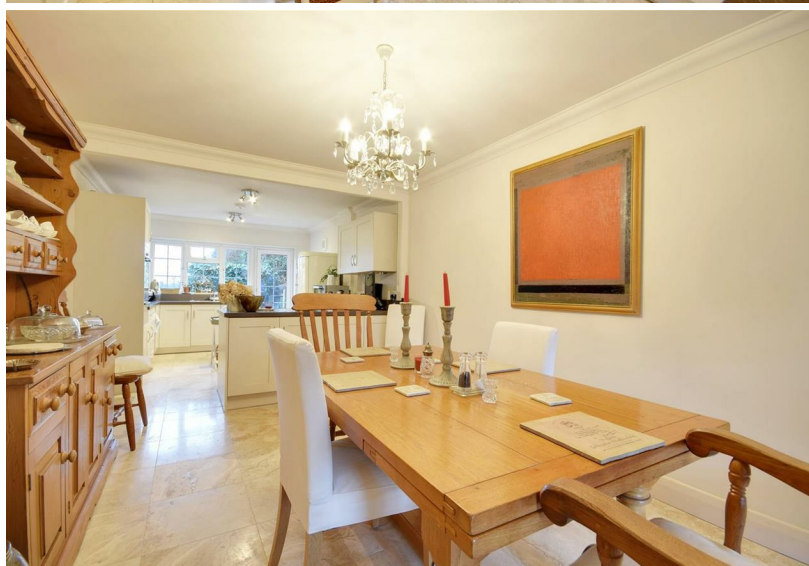


**RUSH
WITT &
WILSON**



**Springetts, Goatham Lane, Broad Oak, East Sussex, TN31 6EY.
£925,000 Guide Price.**

A substantial five bedroom detached family home occupying a peaceful country lane position of Broad Oak Village providing highly adaptable living accommodation arranged over three floors complete with optional annex equating to over 2600 SQFT. This truly impressive home enjoys an idyllic rural position coupled with far reaching southerly views to the Brede Valley and situated on the edge of Brede High Woods offering 647 acres of excellent waymarked walking networks. Principle accommodation comprises an entrance hall with WC, a well-lit 22ft main living room, 33ft kitchen / dining room, double aspect sitting room with French doors to the rear, utility room or optional kitchen, first floor double bedroom with walk-in dressing room and en-suite bathroom. First floor accommodation to the main residence enjoys three further spacious bedrooms complimented by en-suite shower rooms and addition to the main family bathroom suite. To the second floor enjoys a further generous 23ft bedroom with outstanding rural views and en-suite shower room. Outside provides an incredibly private south-facing rear garden with large Indian Sandstone paved terrace, level area of lawn flanked by well stocked planted borders, greenhouse, garden workshops, kitchen garden and raised decked terrace to one end with Summerhouse enjoying an open vista to neighbouring fields and beyond. To the front the property is accessed from the lane via high level electrically operated gates providing ample off road parking and detached double garage. The property is located within close proximity to Village Primary School, Bakery, convenience store and Broad Oak gastro pub. Hastings and the nearby market towns of Battle & Rye are just a located short drive away offering a range high street shopping and leisure facilities.



Front

Electrically operated high level gated entrance from the lane, large aggregate driveway providing ample off road parking fronting onto woodland, access to detached double garage, specimen laurel hedgerow, covered front terrace leading to entrance, access to eastern elevations with close board gate to rear, external lighting, open access to western elevations with path to rear.

Entrance porch

7' x 6'5
UPVC front door with matching sidelight window, travertine flooring, UPVC window to front aspect, light, internal door to WC, power point, internal glazed door to living room.

Cloakroom

6'2 x 3'6 (1.88m x 1.07m)
Internal door, travertine floor tiling, under floor heating, push flush WC, obscure UPVC window to front aspect, wash basin, high level wall unit housing the consumer unit.

Living room

22'6 x 18'6 (6.86m x 5.64m)
Internal glazed door from entrance porch, carpeted flooring, UPVC window to front, further UPVC window and external glazed door to the rear, internal glazed door to kitchen / dining room, carpeted staircase to first floor accommodation with cupboard below, double internal glazed doors to sitting room, internal glazed door to hall serving utility room / kitchen and stair case to first floor bedroom, series of pendant lighting, variety of power points, TV point, underfloor heating.

Kitchen / dining room

33'5 x 10'6 narrowing to 8'3 (10.19m x 3.20m narrowing to 2.51m)
Internal glazed door from living room, travertine floor tiling with underfloor heating, UPVC window and external glazed door to rear, further UPVC window to front aspect, space for dining table and chairs with pendant lighting over, variety of power points, kitchen hosts a variety of matching base and wall units with shaker style doors beneath Corian counter tops complete with matching upstands and sills, UPVC window to side aspect, ceiling light, space for freestanding fridge / freezer, inset stainless bowl with drainer and tap, fitted dishwasher, inset four ring NEFF induction hob with tiled splashbacks, extractor canopy and light over, fitted eye level NEFF oven with warming drawer below, breakfast bar with space for stools below.

Stairs and landing

Carpeted staircase and landing, built in cupboards with slatted shelving.

Bedroom 1

15'9 x 8'7 (4.80m x 2.62m)
Internal door, carpeted flooring with underfloor heating, UPVC window to front aspect, range of built in wardrobes, power points, internal door to en-suite shower room.

En-suite shower room

10'2 x 6'4 (3.10m x 1.93m)
Internal door, travertine floor tiling with under floor heating, UPVC window to the rear aspect enjoying an open view over the gardens and open countryside, travertine wall tiling, chrome heated towel rail, large double shower enclosure with digital aqualisa shower mixer, push flush WC, pedestal basin and extractor fan.

Family bathroom

8'2 x 7'3 (2.49m x 2.21m)
Internal door, travertine floor tiling, obscure UPVC window to front aspect, pedestal wash basin and push flush WC, wall mounted mirror with shaver point, extractor, travertine panelled shower bath suite, heated towel rail.

Bedroom 2

12'4 x 11' (3.76m x 3.35m)
Internal door, carpeted flooring with under floor heating, UPVC window to front aspect, light, power points.

Bedroom 3

11'1 x 10' (3.38m x 3.05m)
Internal door, carpeted flooring with underfloor heating, UPVC window to rear aspect enjoying an open view over the gardens and open countryside, light, power points, internal door to en-suite shower room.

En-suite shower room

6'8 x 5'6 (2.03m x 1.68m)
Internal door, travertine floor tiling with under floor heating, UPVC window to rear aspect, push flush WC and pedestal wash basin, travertine wall tiling, heated towel rail, corner shower enclosure with large rainfall head and concealed mixer.

Lobby and staircase to second floor

8'2 x 8' (2.49m x 2.44m)
Internal door from landing, carpeted flooring with underfloor heating, UPVC window to rear aspect, power point, turned carpeted staircase to second floor bedroom and en-suite.

Attic bedroom 4

23'4 x 13' (7.11m x 3.96m)
Carpeted flooring, eaves storage cupboards, two large Velux windows to the rear aspect enjoying an open view over the gardens and open countryside, internal door to en-suite shower room, internal door to walk-in dressing area, power points, ceiling downlights.

En-suite shower room

6'4 x 6' (1.93m x 1.83m)
Internal door, travertine floor tiling, Velux widow to rear aspect enjoying an open view over the gardens and open countryside, pedestal wash basin, corner shower enclosure with screen doors, heated towel rail, push flush WC.

Inner Hall with stairs to second floor

Internal glazed door from living room, carpeted flooring, UPVC window to front, carpeted staircase to second floor bedroom, cupboard below via painted door, internal glazed door to sitting room, further internal door to utility / kitchen, power point.

Utility / kitchen

11'1 x 8' (3.38m x 2.44m)
Internal door, travertine tile flooring, UPVC window to front, further UPVC window and external door to side elevations, ceiling light, underfloor heating, range of fitted base and wall units with white high gloss doors beneath stone effect laminated counter tops, inset stainless bowl with drainer and tap, variety of power points, TV and phone point, telephone entry system, under counter spaces for washing machine, dishwasher and space for freestanding fridge / freezer.

Sitting room

14'4 x 11' (4.37m x 3.35m)
Internal glazed door from hall, carpeted flooring, further double internal glazed doors from main living room, two UPVC windows to side aspect, full height glazed French doors with matching sidelight windows to rear, light, power points, underfloor heating, TV point.

Bedroom 5

14'5 (max) x 11'1 (4.39m (max) x 3.38m)
Internal door, carpeted flooring, UPVC window to front aspect, underfloor heating, alcove for freestanding wardrobe, variety of power points, TV point, internal door to dressing area and en-suite shower room.

Dressing area

8'2 x 5' (2.49m x 1.52m)
Internal door, travertine floor tiling, obscure window to

side elevations, light, power points, underfloor heating, internal door to en-suite.

En-suite bathroom

8'2 x 5'7 (2.49m x 1.70m)
Internal door, travertine floor tiling, UPVC window to the rear aspect enjoying an open view over the gardens and open countryside, light, heated towel rail, slipper bath suite with floor mounted taps, heritage style suite comprising push flush WC and pedestal wash basin, travertine wall tiling.

Detached double garage

Double electrically operated doors to front, two windows to side elevations, power points and lighting.

Gardens

Full with Indian sandstone paved terrace to the rear elevations enjoying a pleasant rural outlook over the garden with southerly views over open countryside, open area of lawn hosting a variety of well stocked planted borders, garden pond, specimen trees, raised decked seating area with summerhouse, floor mounted external oil-fired boiler enclosed by brick wall and gate, workshops, greenhouse, kitchen garden to side elevations with raised beds enclosed by picket fencing, aggregate pathway with open access to front and garaging, storage area for bins.

Services

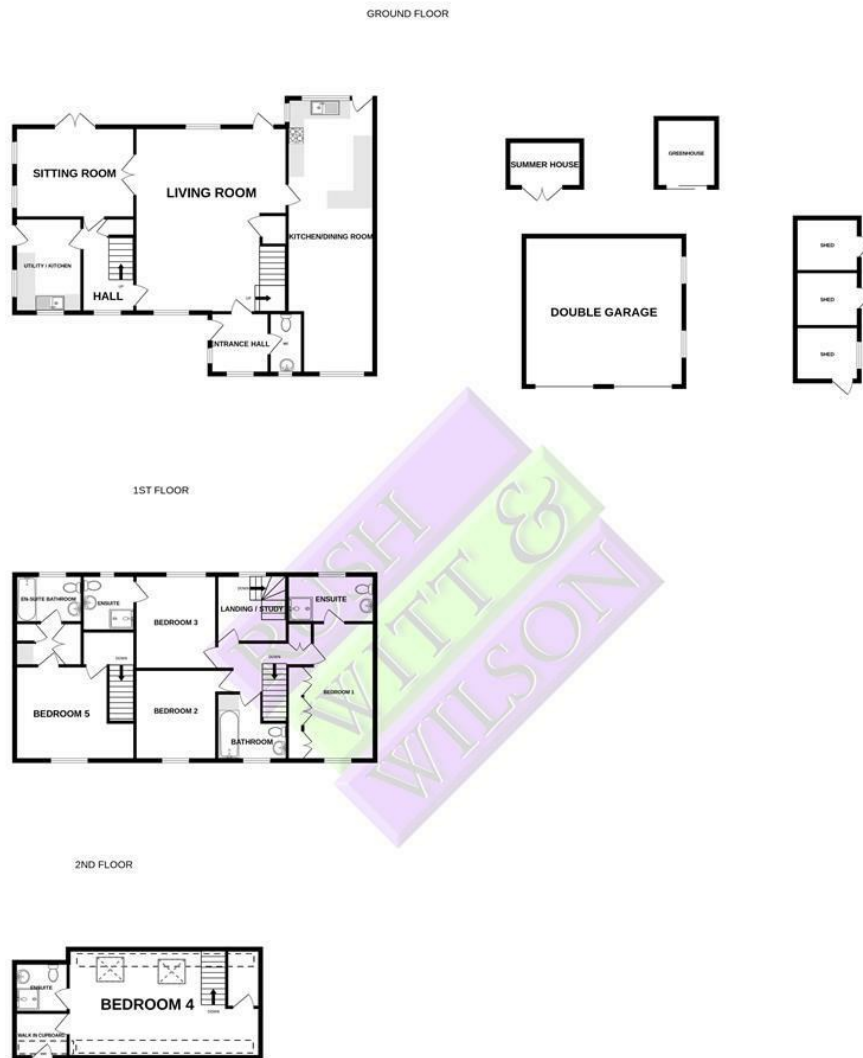
Oil-fired central heating system.
Private drainage system.
Local Authority - Rother District Council. Band G.
Battle mainline station 6.2 miles.

Agents note

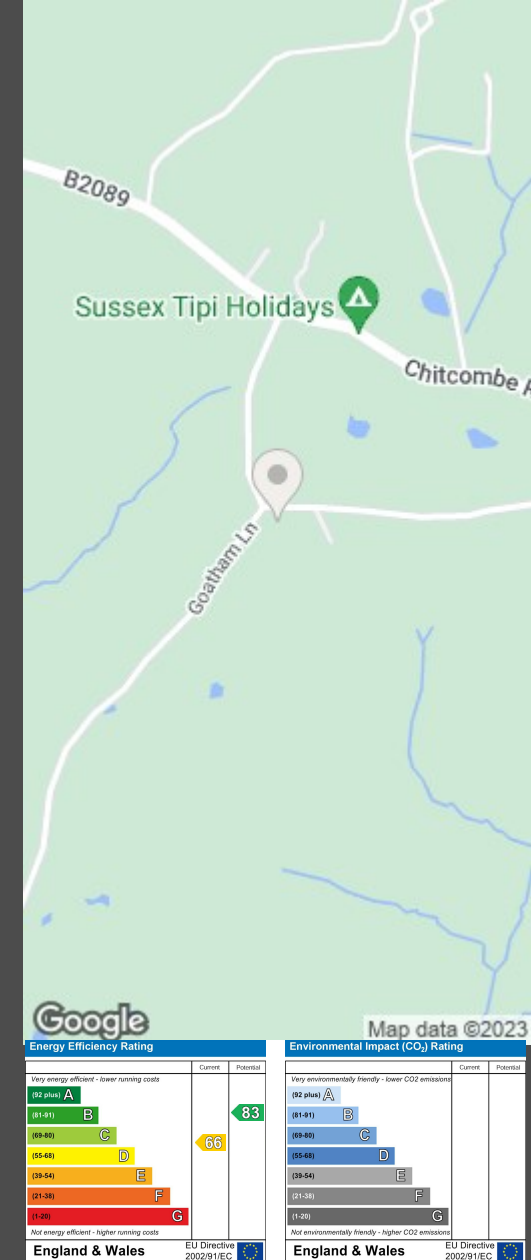
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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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