

**RUSH
WITT &
WILSON**



**Fuggles Oast, Main Road, Westfield, East Sussex, TN35 4SL.
£1,000,000 - £1,100,000 Guide Price**

A beautiful four bedroom detached un-listed Oast house privately situated on the edge of Westfield Village set within established gardens and meadow of 1.05 acre complete with indoor swimming pool and 44' storage barn. Converted in 1982 this delightful home offers spacious family living accommodation comprising a 28' living / dining room complete with wood burning stove and exposed joinery, home office / studio, television room, spacious open plan kitchen with bespoke Oak units open to the lower roundel dining room and useful cloak and utility room. To the first floor are four principle double bedrooms including an impressive double aspect master bedroom complete with stylish en-suite shower room in addition to the main family bathroom and generous 18' second bedroom forming part of the 1st floor roundel. The property provides access to a 29' indoor swimming pool complete with sliding doors to a paved terrace and courtyard, sauna and shower facilities. Approached via a private gated entrance and sweeping drive the grounds are made up of meadow and well maintained gardens each enjoying a variety seating areas to enjoy it's peaceful setting, a side lawn provides access to a detached studio and kitchen garden to the rear. The Village of Westfield offers a local convenience store, butchers, surgery, pub serving food and well regarded Primary School. Additionally the area offers a choice of comprehensive and state schooling and is short distance to the A21 with Battle train station just five miles away offering a regular service to London Charing Cross.



Front gardens

Property approached via wooden five bar gate, sweeping tarmac driveway leading through front meadow to parking bay, detached storage barn via double doors, collection of established silver Birch trees and specimen conifers, small pond, front garden enclosed by post and rail fencing with further stock proof wiring, access via pedestrian five bar gate, further low level wrought iron gate from drive with path to covered entrance, planted perianal borders, lavenders and flowering shrubs, shingle border with specimen Fig tree and Camelia, external lighting, aggregate private seating area to front elevations over the front gardens enjoying a westerly orientation with external lighting, open access to side lawns.

Reception hall

13'9 x 9'8 (4.19m x 2.95m)
Painted hardwood front door, Oak flooring, leaded timber window to rear aspect with radiator below, exposed ceiling joinery, feature Victorian cast iron fireplace, selection of wall lights and power powers, inner hallway leading to Kitchen, reception and staircase, internal glazed Oak door to main living room.

Living / dining room

28'5 x 13'9 narrowing to 10'4 (8.66m x 4.19m narrowing to 3.15m)
Internal Oak glazed door, Oak flooring, fireplace with cast iron wood burning stove over a brick hearth and Oak bressumer, fitted hardwood bookcases to each alcove with lighting, three timber leaded windows to the side elevations, exposed ceiling joinery, down lights, space for dining table, underfloor heating controls, steps to lobby leading to home office, selection of power points.

Home office

15'5 x 9'6 (4.70m x 2.90m)
Led from carpeted inner hall from Living / dining room, internal door, carpeted flooring, external door to side, double radiator, access panel to loft space, selection of power points.

Reception 2

12' x 11'5 (3.66m x 3.48m)
Internal Oak ledged door, Oak flooring, timber leaded window to front aspect with radiator below, Victorian style cast iron fireplace with decorative tile and timber surround, exposed ceiling joinery, series of wall lights, power points and TV point

Kitchen

15'9 x 11' (4.80m x 3.35m)
Internal Oak door, ceramic tile flooring, timber leaded window to front aspect, open access to breakfast / dining room to the lower roundel, space for breakfast table, internal door to utility / WC, kitchen hosts a selection of fitted bespoke base and wall units with Oak shaker style doors, tile splash backs with a selection of above counter level power points, integrated extractor hood over, Miele oven and grill, space for freestanding fridge / freezer, inset one and half composite basin with drainer and tap, under counter space for dishwasher, curved breakfast bar with space for stools below, radiator, ceiling lights.

Breakfast / dining room (lower roundel)

18' x 18' (5.49m x 5.49m)
Open access from Kitchen, continuation o f the ceramic tile flooring, space for dining table, selection of fitted full height Oak cupboards incorporating wine rack, timber leaded window to rear aspect, double radiator, external leaded

stable door to rear gardens, ceiling lights.

Utility / WC

Internal door, ceramic tile flooring, leaded window to rear aspect, push flush WC, pedestal wash basin, tile splash backs, counter with plumbing for appliance below, wall light.

Rear porch

Glazed door from hall, inset coir mat, leaded window to rear, further external glazed door to the kitchen garden.

Stairs and landing

Carpeted staircase to landing, pendant light over with feature porthole stained glass window, carpeted landing, leaded hardwood stable door to swimming pool room, exposed joinery, wall lights, radiator, inner landing serving four bedrooms and main bathroom, leaded window to rear aspect, radiator, wall light.

Bedroom 2 (first floor roundel)

18'18 (5.49m)
Internal timber arched door, exposed wooden flooring, radiator, leaded window to rear aspect, ceiling downlights.

Bedroom 4

12'9 x 11'4 (3.89m x 3.45m)
Internal door, carpeted flooring, window to front aspect with radiator below, wall lights, selection of fitted wardrobes with shaker style style doors complete with hanging rails and shelving above, access panel to loft over, power points.

Bedroom 3

12'8 x 11'3 (3.86m x 3.43m)
Internal door, carpeted flooring, leaded window to front aspect with radiator below, exposed joinery, wall and ceiling lights, power points.

Main bathroom

8'3 x 6'4 (2.51m x 1.93m)
Internal door, ceramic tile flooring, corner shower enclosure with screen doors and wall mounted shower mixer, corner bath with ceramic wall tiling, exposed joinery, wall hung vanity unit with tap, light, shaver point and extractor fan, airing cupboard with slatted shelving housing hot water tank, push flush WC.

Master bedroom

16'5 x 14'8 (5.00m x 4.47m)
Internal door, carpeted flooring, double aspect room with leaded windows to side and front elevations, elevated far reaching views, fitted wardrobes via shaker doors complete with hanging rails and shelving over, exposed joinery, internal door to en-suite shower room, radiator, down lights.

En-suite shower room

8'7 x 5'5 (2.62m x 1.65m)
Internal door, ceramic tile flooring, leaded window to front aspect with radiator below, corner shower enclosure via screen doors and contemporary mixer, ceramic wall tiling, push flush WC, wall hung vanity unit with tap, mirrored cabinet over.

Swimming pool room

29'3 x 29'1 (8.92m x 8.86m)
Internal stable door with steps down to swimming pool room, two sets of aluminium sliding doors to the rear terrace and kitchen / garden, suspended ceiling with lighting, lined swimming pool with steps (19'8 x 17'7), sauna and shower cubicle, internal door to boiler room, timber wall panelling, double radiator.

Side and rear gardens

Open access from front garden, wooden five bar gate to front meadow,

variety of specimen flowering shrubs, seating area with pergola, enclosed by panelled fencing, oil tank enclosed by panelled fencing, gate to kitchen garden to rear, cabin, kitchen garden to rear enclosed by specimen conifers, shingled pathways, raised terrace from swimming pool room, selection of raised beds, covered area with doors led from office, rear porch to inner hallway.

Cabin

16'9 x 15'3 (5.11m x 4.65m)
SIP construction with timber panelling, decked covered entrance, UPVC front door, two windows to side and front, ceiling strip light, laminate flooring., power supply and lighting.

Detached storage barn

44'5 x 30'6 (13.54m x 9.30m)
Double timber doors to front, two windows to front aspect, further window to side, power and lighting.

Car port

Double timber doors to driveway

Services

Oil-fired central heating system
Mains drainage
Local Authority - Rother District Council.

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

TOTAL APPROX. FLOOR AREA 3422 SQ.FT. (317.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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