

**RUSH  
WITT &  
WILSON**



**10 Oakhill Cottages, Peasmarsh Road, Beckley, East Sussex, TN31 6TJ.  
£575,000 Freehold**

**A spacious and beautifully presented three bedroom attached cottage enjoying a peaceful and semi-rural position of Beckley Village enjoying pleasant views onto fields with woodland backdrop. Approached via a gated entrance located on no through country lane this delightful home enjoys complete privacy and seclusion. Accommodation to the ground floor comprises an entrance hall, 15ft kitchen / breakfast room with adjoining utility room, sitting room with exposed timbers and fireplace housing a wood burning stove, useful boot room, stunning ground floor bathroom suite and further garden / dining with French doors to the front terrace. To the first floor are three principle double bedrooms, two enjoying an elevated rural aspect to the front and delightful master suite with walk-in dressing room and beautiful en-suite shower room. Externally offers an incredibly private garden led from a full width paved terrace with Wisteria covered pergola leading onto an area of lawn with open aspect over neighbouring fields hosting a variety of specimen trees and rhododendrons, workshop, raised beds and hen run, shed and garden office complete with power and lighting. The property is conveniently located to the well regarded Village Primary School and just a short drive to Rye offering a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands.**



## **Front**

Driveway accessed via double timber five bar gates to front enclosed by low level picket fencing, workshop over hardstanding complete with power supply and lighting, external tap, open access to garden with rural outlook over equestrian land and woodland backdrop, full width sandstone paved terrace to front providing a delightful seating area under a wisteria covered pergola, double doors to garden / dining room, covered entrance with external lighting, hardwood front door, raised sleeper borders, enclosed oil-tank, gutter-fed water butts and external tap to side.

## **Entrance hall**

Tiled flooring, turned carpeted staircase to first floor with cupboard below, wall lighting, radiator, internal stable door to boot room, power points.

## **Kitchen / breakfast room**

15'3 x 10'3 (4.65m x 3.12m)  
Internal door, tile flooring, window to front aspect over gardens, space for breakfast table, open access to utility room, ceiling downlights, radiator, kitchen hosts a variety of fitted base units with grey shaker style doors with pewter furniture below quartz worksurfaces, metro tile splash backs and a variety of above counter level power points, inset ceramic one and half basin with drainer and tap, integrated 50/50 fridge freezer with adjacent tower unit, below counter space for dishwasher, integrated Hotpoint oven with four ring hob.

## **Utility room**

15'3 x 4'6 (4.65m x 1.37m)  
Open access from kitchen, continuation of the tile flooring, window to side elevations and external glazed door to rear, ceiling down lights, floor mounted oil-fired Grant boiler, base unit with spaces for washing machine and dryer, tower unit, quartz worksurface, power points, radiator.

## **Sitting room**

15'5 x 11'3 (4.70m x 3.43m)  
Internal door, oak herringbone flooring, exposed joinery, window to side with traditional style window below, series of wall lights, internal obscure glazed window to boot room, exposed brick fireplace housing a cast iron wood burning stove over a brick hearth, wall lights, power points, TV point.

## **Boot room / storage**

10'9 x 3'4  
Internal stable door, down lights, internal obscure glazed window to sitting room, extractor, base unit with space for fridge below.

## **Ground floor bathroom**

11'7 x 7'2 (3.53m x 2.18m)  
Internal ledged and braced door with Suffolk latch, tumbled travertine tile flooring, obscure window to front, airing cupboard via door housing the hot water tank with slatted shelving, heated towel rail, pedestal wash basin, concealed push flush corner WC, towel rail, corner shower enclosure with travertine wall tiling and concealed shower mixer, inset bath suite with decorative mosaic tiling, central taps and pull out rinser, painted wall panelling.

## **Garden / dining room**

15'2 x 12'7 (4.62m x 3.84m)  
Internal ledged door with Suffolk latch, Oak herringbone flooring, pendant lighting, radiator, raised skylight window over, French external glazed doors to the front terrace, wall lighting, power points, TV point.

## **Stairs and landing**

Turned carpeted staircase to the first floor, window to side, series of wall lights, radiator, carpeted step down to master suite.

## **Bedroom 3**

13'3 x 9' (4.04m x 2.74m)  
Internal ledged door with Suffolk latch, carpeted flooring, radiator, ceiling down lights with dimmer controls, low level eaves storage cupboard, dormer window to rear aspect enjoying an elevated vista over gardens and neighbouring land, power points.

## **Bedroom 2**

17'3 x 10' (5.26m x 3.05m)  
Internal ledged door with Suffolk latch, carpeted flooring, radiator, ceiling down lights with dimmer controls, low level eaves storage cupboard, dormer window to rear aspect enjoying an elevated vista over gardens and neighbouring land, further window to side, power points.

## **Bedroom 1**

11'3 x 10'3 (3.43m x 3.12m)  
Internal ledged and braced door, carpeted flooring, exposed joinery, window to side with radiator below enjoying a rural aspect, ceiling lights, internal door to en-suite shower room, walk-in wardrobe with lighting, hanging rail and shelving, power points.

## **En-suite shower room**

9'4 x 5'5 (2.84m x 1.65m)  
Internal ledged and braced door with Suffolk latch, stone effect vinyl flooring, chrome ladder heated towel rail, ceiling joinery, vanity unit, push flush WC, walk-in shower enclosure with low profile tray, ceramic wall tiling, screen partition with mixer and large rainfall head, extractor fan and light tunnel.

## **Dressing room**

Open access from bedroom, carpeted flooring, built in shelving and hanging rails, ceiling lights.

## **Gardens**

Open and level area of lawn enjoying a pleasant rural aspect over equestrian land and woodland backdrop, raised sleeper edged borders, garden hosts a variety of specimen shrubs and trees, 20ft hen run, garden shed and log store, garden office.

## **Garden office**

9'4 x 9'4 (2.84m x 2.84m)  
Double doors and windows to front, further windows to side, power supply and lighting.

## **Services**

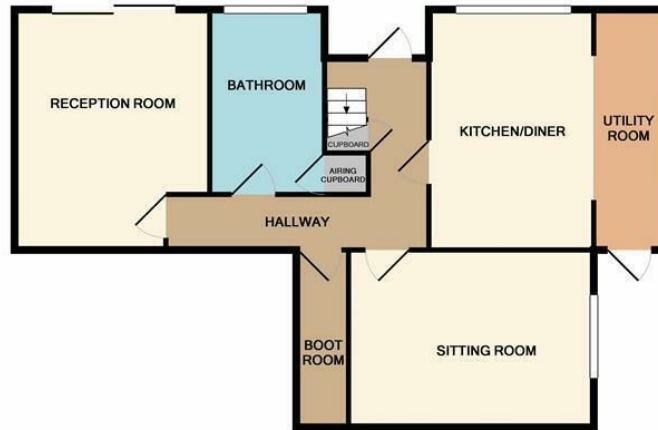
Oil-fired central heating system.  
Mains drainage.  
Local Authority - Rother District Council - Band E.  
Right of way present for neighbouring cottage.

## **Agents note**

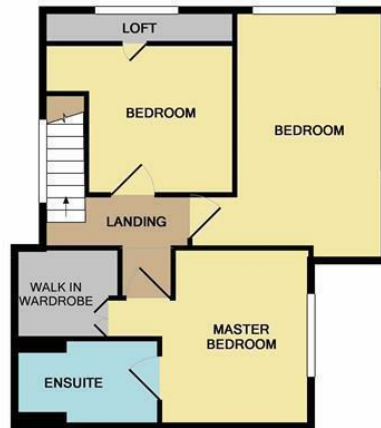
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







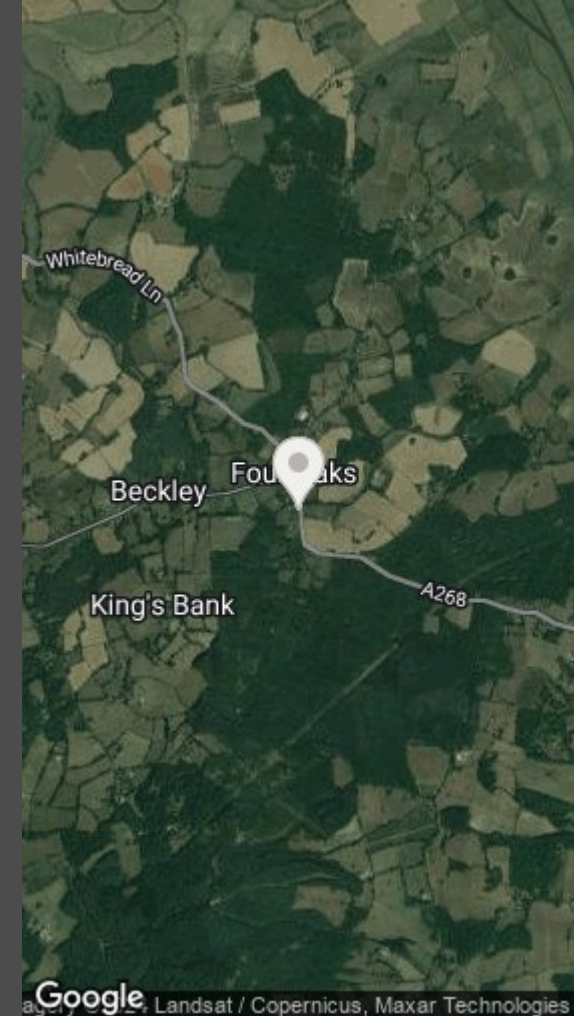
GROUND FLOOR  
APPROX. FLOOR  
AREA 809 SQ.FT.  
(75.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-36) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-36) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>65</p>		<p>78</p>	
<p>England &amp; Wales</p>		<p>England &amp; Wales</p>	



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