

**RUSH  
WITT &  
WILSON**



**Cappella, Watermill Lane, Beckley, East Sussex, TN31 6SH.  
£1,050,000 Freehold**

**An immaculately presented and incredibly spacious three/four bedroom detached single storey home occupying an idyllic no-through private lane position of Beckley Village set within beautiful south-facing grounds to 3.1 acres including a triple garage and multitude of outbuildings. The property enjoys adaptable and versatile living accommodation comprising a generous 20ft reception hallway serving a spacious 21ft double aspect living room with wood-burning stove and French doors leading to the rear gardens, stunning 18ft shaker style kitchen with separate utility room, beautiful garden room with doors to the rear gardens, dining room or optional fourth bedroom and stylish main bathroom suite. The property also provides three principal bedrooms to include a sizeable 20ft master bedroom with fitted wardrobes complimented by a large contemporary en-suite bathroom, further 28ft triple aspect second bedroom and additional guest bedroom with en-suite bathroom. Outside enjoys an extensive garden to the rear elevations predominantly laid to lawn enjoying a pleasant south-facing vista over adjoining paddock and open countryside providing a choice of private seating / alfresco dining areas. The grounds also provide a number of useful outbuildings to include summerhouses, workshop, kitchen garden with greenhouse, triple garaging with power and lighting and gated access to a number of storage barns. 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. Northiam Village is located just 1.5 miles away benefitting from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available at Tenterden short Drive away.**



## Front

Property approached from the lane via a private five bar gated entrance leading to an extensive shingled driveway to the front elevations extending to a parking area and garaging, front garden hosts a variety of well stocked planted borders, timber outbuilding housing the oil-tank, timber workshop, high level fencing with gates leading to outbuildings, covered entrance with external lighting.

## Reception hall

20' x 16' narrowing to 9'5 (6.10m x 4.88m narrowing to 2.87m)  
Hardwood oak front door with two sidelight windows to front, oak effect Amtico flooring, ceiling downlights, further window to front aspect, built in storage cupboard complete with hanging rails via double doors, two radiators, internal oak glazed door leading to inner hallway serving the bedrooms, double oak internal glazed doors to dining room / bedroom 4, wall lighting, airing cupboard housing the hot water tank complete with slatted shelving via double doors, internal oak doors serving living room, bathroom and kitchen severally, variety of power points, phone point.

## Inner hallway

Internal oak glazed door from reception hall, ceiling downlights, radiator, power point, access panel to loft over, internal doors serving each of three bedrooms severally.

## Bedroom 1

20' x 15'1 (6.10m x 4.60m)  
Internal oak door, carpeted flooring,

two radiators each with decorative covers, ceiling downlights, UPVC French doors with sidelight windows to the rear aspect, variety of power points, internal door to en-suite bathroom, variety of built in wardrobes complete with hanging rails, shelving and pull out drawers, vanity area, TV point.

## En-suite bathroom

16'9 x 6'9 (5.11m x 2.06m)  
Internal door, ceramic tile flooring with underfloor heating, obscure UPVC window to rear aspect, ceiling downlights, contemporary twin wall hung vanity unit with pull out drawers and sensor LED lit mirrors over, matching wall hung tower storage unit, back to wall double ended bath suite, chrome heated towel radiator, concealed push flush wall hung Villeroy & Bosch WC, large walk-in shower enclosure with shower screen and quartz effect shower panelling and concealed mixer with Hansgrohe controls, large rainfall head and rinser, extractor fan.

## Bedroom 2

28'8 x 11'4 (8.74m x 3.45m)  
Internal oak door, carpeted flooring, UPVC window to front and side aspect, UPVC French doors to rear and side aspects, three radiators, ceiling downlights, variety of power points, phone points.

## Bedroom 3

14'9 x 12'3 (4.50m x 3.73m)  
Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below, light, power point, internal oak door to en-suite bathroom.

## En-suite bathroom

6'6 x 6'3 (1.98m x 1.91m)  
Internal oak door, vinyl flooring, pedestal wash basin, LED lit mirror, push flush WC, shower bath suite with shower screen and wall mounted Mira shower, ceiling light and extractor.

## Dining room / Bedroom 4

19'8 x 9'9 (5.99m x 2.97m)  
Double internal oak glazed doors from reception hall, solid oak flooring, UPVC external glazed door with sidelight windows to the rear aspect, ceiling downlights and wall lighting, radiator, power points.

## Living room

21'3 x 16'7 (6.48m x 5.05m)  
Internal oak door, solid oak flooring, UPVC French doors with sidelight windows to the rear aspect, further UPVC French doors to side elevations, three radiators, variety of power points, wall lighting, part-tile and brick fireplace with oak bressumer housing a cast-iron wood burning stove over a tiled hearth, TV point.

## Family bathroom

6'9 x 5'9 (2.06m x 1.75m)  
Internal oak door, stone effect vinyl flooring, obscure UPVC window to the front aspect, painted butt and bead wall panelling, radiator, ceiling light and extractor fan, push flush WC and wall mounted hand basin, painted panel bath suite, fitted wall storage unit.

## Kitchen / breakfast room

18'2 x 16'1 (5.54m x 4.90m )  
Internal oak door, ceramic tile flooring, UPVC window to front and

side aspects, internal glazed doors to adjoining garden room, internal door to utility room, column style radiator space for freestanding fridge / freezer, space for breakfast table and chairs, ceiling downlights, variety of power points, TV and phone point. Kitchen hosts a variety of matching base and wall units with Shaker style doors beneath stone effect laminated counter tops, inset one and half composite basin with drainer and tap, ceramic tile splashbacks, wall units with feature lighting, under counter space for dishwasher, fitted STOVES oven with four ring induction hob, tile splashback and matching extractor canopy with light over, cupboard via double doors housing a hot water tank.

## Utility room

11'7 x 6' (3.53m x 1.83m)  
Internal oak door, ceramic tile flooring, UPVC glazed door and window to side aspect, base unit with inset basin and spaces for washing machine, tumble dryer and fridge, matching wall units, floor mounted oil-fired boiler, power points, ceiling downlights.

## Garden room

17' x 13'5 (5.18m x 4.09m)  
Double internal glazed doors from kitchen / breakfast room, ceramic tile flooring with under floor heating, vaulted ceiling with lighting, hardwood windows and blinds to side aspect, French glazed doors to rear, twin Velux windows to side aspect each with fitted blinds, high level opener windows to front, fitted air-con / heater, contemporary wall hung fire, variety of power points.

## Gardens

Extensive garden to rear elevations predominantly laid to lawn enjoying a pleasant south-facing vista over open countryside, raised seating terrace with summerhouse, specimen silver birch trees, high level conifer hedgerow with access to side lawns and terrace, kitchen garden with a variety of raised beds and greenhouse, paddock enclosed by post and rail fencing with pedestrian gate, summerhouse with deck terrace enjoying a pleasant south-facing orientation complete with power and internal/external lighting.

## Garage

23'8 x 11'3 (7.21m x 3.43m)  
Electrically operated sectional door to front, external door and window to side, power points, lighting.

## Double garage

31' x 20' (9.45m x 6.10m)  
Electrically operated sectional door to front, window to side, power points, lighting.

## Services

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

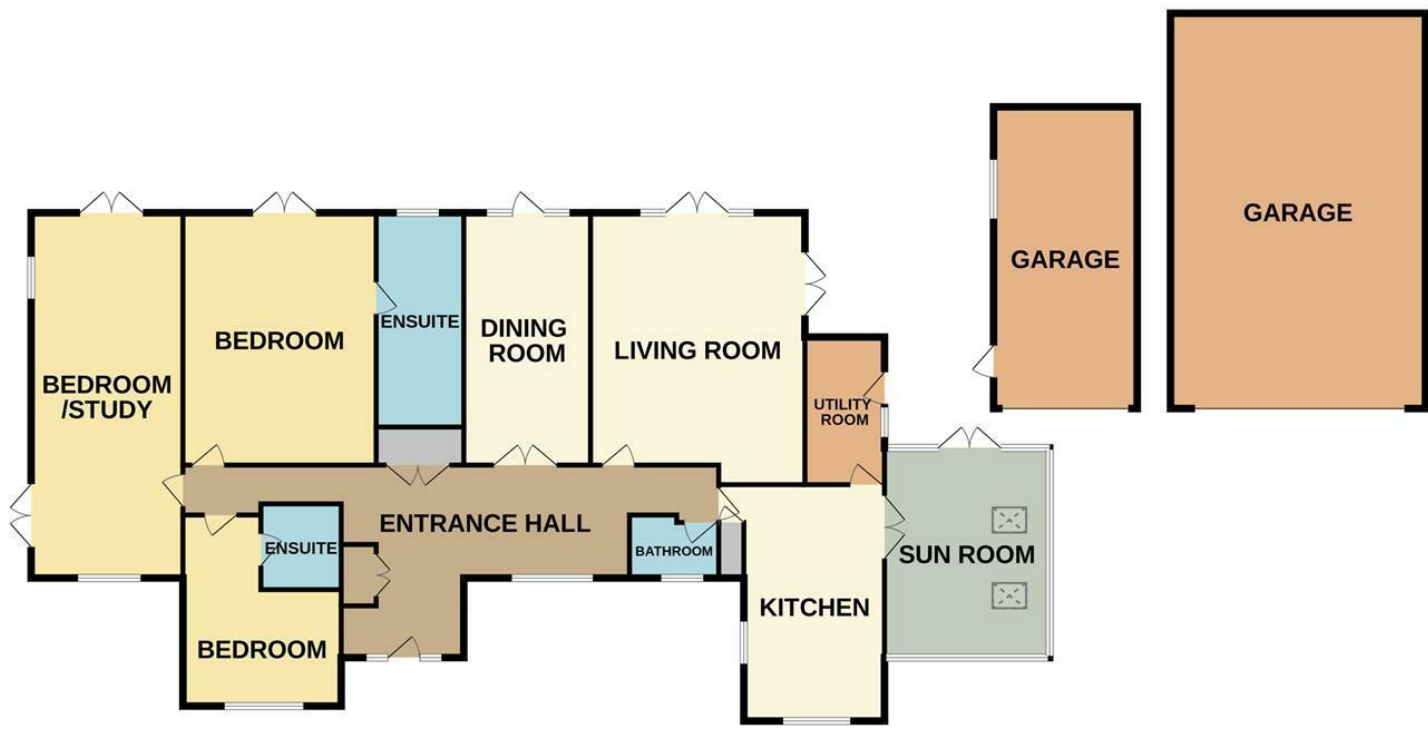
## Agents note

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  
3261 sq.ft. (302.9 sq.m.) approx.



TOTAL FLOOR AREA : 3261 sq.ft. (302.9 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	77	Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	

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