

**RUSH  
WITT &  
WILSON**



**Little Burntis, Udimore Road, Broad Oak, East Sussex, TN31 6DG.  
£500,000 - £525,000 Guide Price**

**£500,000 - £525,000 Guide Price. A stunning three bedroom detached Grade II listed character cottage privately situated within 0.45 acre of beautifully maintained and established gardens located in the heart Broad Oak Village. Secluded from the roadside the property provides an attractive approach via a five bar gated entrance with sweeping gravelled driveway, detached garage and private front garden with a reed lined pond. Accommodation comprises an entrance hall, central dining room with oak flooring, exposed joinery and large fireplace with fitted wood burning stove, well-lit double aspect sitting room with open fireplace and French doors to the front, breakfast room with further open fireplace, cottage style shaker kitchen with separate utility room and WC. To the first floor a galleried landing serves an 18ft triple aspect master bedroom, two further double bedrooms or optional study and main bathroom suite. To the rear enjoys a incredibly private and well stocked rear garden with brick paved terrace and level area of flanked by well tended borders. The property offers immediate access to a choice of excellent walking routes, two pubs serving food, Village Bakery, convenience store, well regarded Doctor's surgery, local Primary School and Nursery. Further High Street shopping are available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.**



## **Front**

Property accessed from road via five bar gated entrance with sweeping gravelled driveway, access to a detached garage, established tree line boundary to front, pedestrian gate with access to front elevations, reed-lined pond to front with picket fencing, area of lawn enclosed by established hedgerow, brick paved terrace to front elevations providing a pleasant seating area, path to side leading to rear garden, established Yew tree with archway leading to entrance, further access to eastern elevations leading to rear.

## **Garage**

### **Entrance hall**

Hardwood front door, carpeted flooring, leaded light window to front aspect with radiator below, exposed joinery, access to inner hallway with straight run carpeted staircase to first floor accommodation, internal ledged door with latch to breakfast room, further internal door to dining room.

### **Dining room**

19'8 x 13'1 narrowing to 9'8 (5.99m x 3.99m narrowing to 2.95m)

Internal ledged door from hall, oak flooring, leaded light window to front aspect, exposed joinery, double radiator, space for dining table and chairs, exposed brick inglenook fireplace housing a cast iron wood burning stove with brass hood over a tiled hearth, vaulted ceiling with galleried landing to one end, window and French doors to the rear garden, internal door to kitchen and open access sitting room, cupboard to alcove via timber door and latch, variety of power points, lighting.

### **Sitting room**

14'6 x 12'3 (4.42m x 3.73m)

Open access from dining room, oak flooring, window to side aspect with radiator below, external glazed doors to front aspect, exposed joinery, exposed herringbone brick fireplace with quarry tile hearth and oak bressumer, fitted shelving to alcove, TV and power points, light.

### **Breakfast room**

11'4 x 8'7 (3.45m x 2.62m)

Internal ledged door with latch, carpeted flooring, leaded light window to the front aspect, exposed joinery, half height door to kitchen to rear, exposed brick open fireplace with tiled hearth, radiator, series of wall lights, space for breakfast table and chairs, power points, under stair storage cupboard with ledged door.

### **Kitchen**

11'1 x 7'1 (3.38m x 2.16m)

Internal ledged door from dining room, quarry tile flooring, two windows to the rear aspect, low level door and open access to breakfast room, exposed joinery, external timber door to side elevations. Kitchen hosts a variety of matching base and wall units with pine shaker style doors beneath inset tile counter tops, ceramic splashbacks, ceiling light, space for freestanding cooker, inset single stainless bowl with drainer and tap, power point and consumer unit, below counter space for fridge.

### **Utility room**

8'5 x 7'2 (2.57m x 2.18m)

Internal door, quarry tile flooring, window and part-glazed external door to rear aspect, exposed joinery, oak door leading to WC, plumbing for washing machine, power points, wall mounted basin, wall unit housing the consumer unit, radiator and light.

### **WC**

8'5 x 4'9 (2.57m x 1.45m)

Internal door, quarry tile flooring, window to rear aspect, exposed joinery, wall mounted BAXI gas boiler, space for tumble dryer.

### **Stairs and landing**

Straight run carpeted staircase with handrail leading to first floor galleried landing, access panel to loft, light.

### **Bedroom 2**

11'3 x 8'7 (3.43m x 2.62m)

Internal door with latch, carpeted flooring, exposed

joinery, radiator, leaded light window to front, built in wardrobe with hanging rail, power points, light.

### **Bathroom**

11'7 x 7'2 (3.53m x 2.18m)

Internal ledged door, step down to a tile effect vinyl flooring, leaded window to rear aspect, radiator, panelled bath suite with shower curtain, hand basin and push flush WC, built in storage via painted doors, light.

### **Bedroom 3**

9'9 x 8'4 (2.97m x 2.54m)

Internal ledged door with latch, window to front aspect, carpeted flooring, radiator, exposed joinery, built in wardrobe via door with hanging rail, power points, light.

### **Bedroom 1**

18'7 x 12'3 (5.66m x 3.73m)

Internal ledged door, triple aspect room with low level window to front, window to side and rear aspects, radiator, vanity unit, built in wardrobe with hanging rail, power points.

### **Rear garden**

Privately enclosed rear garden with large brick paved terrace led from the rear elevations, access to each side elevations leading to front, archway leading to a level area of lawn flanked by well stocked planted borders, variety of specimen conifer trees and a choice of private seating areas.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council - Band G.

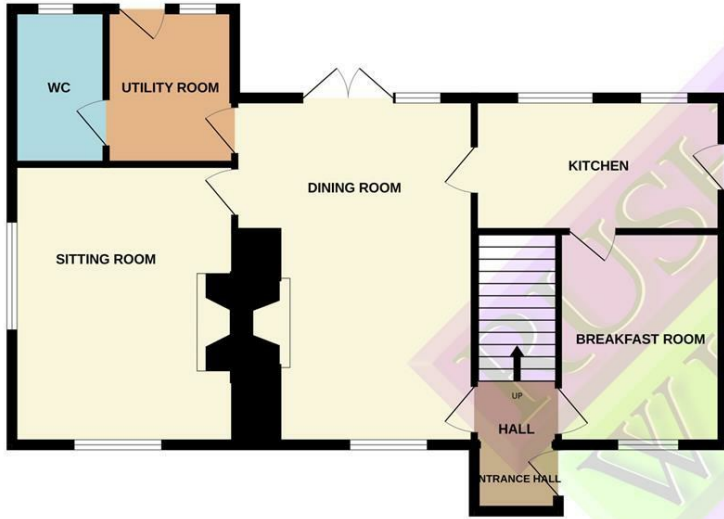
### **Agents note**

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.

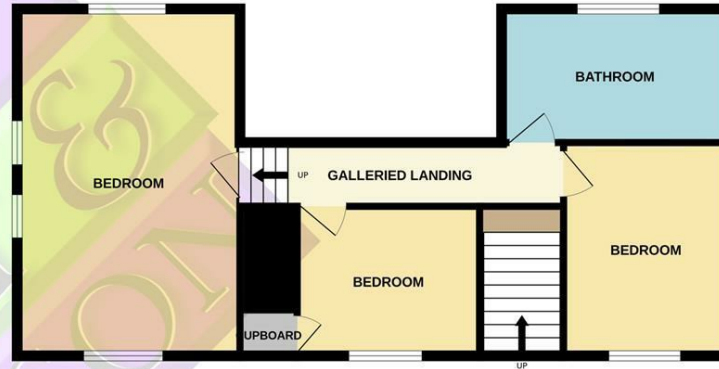




GROUND FLOOR



1ST FLOOR



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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