

**RUSH
WITT &
WILSON**



**Garden Cottage, Northiam Road, Staplecross, East Sussex, TN32 5RP.
£925,000 Guide Price**

An exceptionally well presented and modernised 4/5 bedroom detached family home privately situated on the edge of Staplecross Village enjoying far reaching rural views over open countryside, heated outdoor swimming pool and double Heritage Cart Barn garage with room above complete with planning permissions to provide ancillary accommodation. This exceptional home offers both flexible and versatile living accommodation comprising a stunning kitchen breakfast room with range oven, utility room with ground floor wet room, a beautifully lit 17ft main living room with French doors to the front gardens, separate dining room with bay window seating, ground floor double bedroom and stylish bathroom suite, office with fitted furniture and further bedroom or optional playroom. To the first floor a generous landing space provides access to a master bedroom with fitted wardrobes and pleasant rural aspect over adjoining wild flower meadows, main family bathroom suite and two further large bedrooms one complete with walk-in dressing room. Externally the property is approached via a high level and electrically operated gated entrance providing ample off road parking and access to an Oak framed double bay heritage garage with room above, adjoining workshop and open bay store / seating area. The property enjoys a private full wrap around and level lawn complimented by large Indian Sandstone paved terraces with outdoor swimming pool and pool house providing a perfect spot for alfresco dining and entertaining. Staplecross village offers a local convenience store with post office, pub serving food, well regarded Primary School and just a short drive to the A21 and just 6 miles from Roberstbridge Mainline Station offering a regular service to London Charing Cross.



Front

Electrically operated high level gates to front leading to an extensive brick edged shingled driveway and detached double bay Oak framed Heritage garage with room over, external lighting and tap, enclosed storage area for bins and access to underground oil tank, open access to front lawns enclosed by high level and mature hedgerow, post and rail fencing with additional stock proof fencing, variety of specimen shrubs and trees, kitchen garden to front hosting a selection of raised beds, greenhouse, specimen Magnolia and selection of fruit trees, external double doors to main living room, external Oak door to side leading to utility room.

Utility room

13'4 x 9'3 (4.06m x 2.82m)
External Oak Oak door with viewing pane, slate effect ceramic flooring with under floor heating, UPVC window to rear aspect and to side, internal window and Oak stable door to kitchen / breakfast room, internal Oak door to wet room, cupboard housing the floor mounted Worcester BOSCH oil-fired boiler, fitted base and wall units with traditional shaker style doors with stone effect laminated worksurfaces over, mosaic tile splashbacks, power points, single stainless bowl with drainer and tap, space for American style fridge freezer, plumbing for washing machine and tumble dryer, tower larder, alarm panel, access panel to loft.

Wet room

9'2 x 3' (2.79m x 0.91m)
Internal Oak door, obscure window to side, stone effect poly-safe flooring, floor to ceiling floor tiling, high level chrome heated towel rail, concealed push flush WC, ceiling downlights and extractor fan, shaver point, wall mounted basin, concealed mixer shower controls with large rainfall head.

Kitchen / breakfast room

16'2 x 12'5 (4.93m x 3.78m)
Oak stable door with decorative viewing pane from utility room, light wood effect laminate flooring, UPVC window to side aspect, ceiling downlights, internal window to utility room, space for breakfast table and chairs, two radiators, internal Oak doors to dining room and hallway severally, painted butt and bead wall panelling, kitchen hosts a selection of fitted base and wall units with shaker style doors with chrome furniture beneath quartz worksurfaces with matching upstands and sill, under mounted one and half stainless FRANKE bow with tap, power points, coloured glass splashbacks, integrated Whirlpool dishwasher, fridge, LPG fed Rangemaster 110 oven with five ring gas burner and side plate, Leisure extractor canopy and light over.

Dining room

14'9 x 11'9 (4.50m x 3.58m)
Internal Oak door, engineered Oak flooring, UPVC bay window to front with covered window seating incorporating storage, space for dining table, UPVC with to side, radiator, ceiling downlights with dimmer controls, power points

Hallway

Internal Oka door from kitchen, carpeted flooring, open archway to main living room, radiator.

Shower room

8'8 x 7'1 (2.64m x 2.16m)
Internal Oak door, Oak effect laminate flooring with underfloor heating, obscure UPVC window to rear aspect, senior activated ceiling downlights, floor to ceiling ceramic wall tiling, large corner shower enclosure with screen and concealed mixer and large shower head with rinser attachment, push flush WC, chrome heated towel rail, vanity unit with twin countertop basins and taps, wall mounted mirror, shaver point and light, extractor.

Office

11'8 x 9' (3.56m x 2.74m)
Internal Oak door, carpeted flooring, UPVC bay window to rear aspect, radiator, fitted office furniture incorporating desk and display cabinets, power and phone point.

Bedroom 4

12'8 x 9' (3.86m x 2.74m)
Internal Oak door, carpeted flooring, UPVC window to side with radiator below, ceiling downlights, full length built in wardrobes and drawers, ceiling downlights with dimmer controls, power points.

Bedroom 5 / playroom

15' x 12' (4.57m x 3.66m)
Internal Oak door, Oak effect laminate flooring, UPVC bay window to front aspect, Oak effect plantation shutter blinds, UPVC window to side with blind, anthracite column radiator, ceiling downlights, power points, TV and phone point.

Living room

17'3 x 11'7 (5.26m x 3.53m)
Open access from hallway, carpeted flooring and staircase to first floor, French doors and two UPVC windows to the front aspect, radiators, ceiling downlights with dimmer controls, under stair storage cupboard with light and shelving, power points, TV point.

Stairs and landing

Carpeted staircase with LED lighting, carpeted landing with ceiling downlights and UPVC dormer window to front aspect enjoying far reaching rural southerly views, power point, access panel to loft.

Bedroom 1

17' x 13' (5.18m x 3.96m)
Internal Oak door, carpeted flooring, two UPVC windows to side aspect enjoying a pleasant rural aspect over adjacent flowering meadow, LED ceiling downlights with dimmer controls, selection of built in wardrobes, low level eaves cupboards, power points, TV point.

Bathroom

7'6 x 6'9 (2.29m x 2.06m)
Internal Oak door, wood effect laminate flooring obscure UPVC window to rear aspect, vanity unit with basin and tap, push flush WC, ceramic wall tiling, heated towel rail corner spa bath suite with push controls, tap and rinser attachment, sensor light.

Bedroom 2

22' x 10' (6.71m x 3.05m)
Internal door, carpeted flooring, UPVC window to rear aspect, fitted corner desk with adjacent cupboards, ceiling lights, radiator, low level eaves storage, cupboard housing mega flow, power points.

Bedroom 3

20' x 8'1 (6.10m x 2.46m)
Internal Oak door, carpeted flooring, UPVC dormer to front aspect with radiator below enjoying far reaching rural southerly views, eaves storage and radiator, ceiling lights, power points, internal door to dressing room.

Dressing room

8'1 x 4'7 (2.46m x 1.40m)
Internal door, carpeted flooring, ceiling light, fitted wardrobes and drawers, eaves storage.

Rear garden

Private rear garden laid to lawn enclosed by close board feather-edges fencing hosting a variety of planted shrub borders, Indian Sandstone paved terrace to rear of garage with access to sheltered seating area and workshop, interconnecting path via rear lawn to western terrace enclosed by close board fencing, heated outdoor swimming pool with pool house and path to front garden.

Heritage double garage

24' x 19'6 (7.32m x 5.94m)
Oak farmed construction with open double bay to front over hardstanding, external lighting and power supply, external door to rear terrace, internal door to staircase

leading to first floor with cupboard below via door, high level cupboard housing consumer unit.

Garage first floor room

20'2 x 14'5 (6.15m x 4.39m)
Turned hessian carpeted staircase, two dormer windows to front aspect, low level eaves storage, Oak effect laminate flooring, ceiling downlights, fitted base unit to one end with Oak effect doors beneath stone effect laminated worksurfaces, single stainless bowl with drainer and tap. Internal Oak door to cloakroom (7'8 x 3'8), obscure window to side, Oak effect laminate flooring, push flush WC and pedestal wash basin, ceiling downlights and mirror, eaves storage cupboard.

Workshop and adjacent covered open bay seating are

Oak framed open bay with Indian Sandstone paving providing a sheltered seating area, power points and light (12'4 x 12'3), adjacent workshop via timber door and window to front, power point and lighting.

Services

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

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.





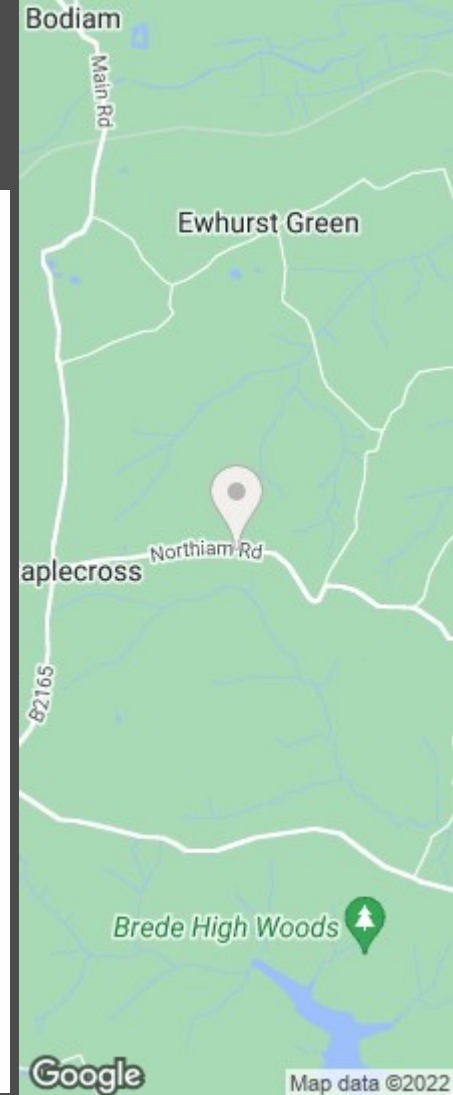


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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