

**RUSH  
WITT &  
WILSON**



**Elderberries, Clayhill, Beckley, East Sussex, TN31 6SG.  
£825,000 OIEO Freehold**

**A substantial five bedroom detached chalet style family residence enjoying a private and semi-rural position of Beckley Village. Offering a balance of both contemporary and versatile living accommodation throughout this stunning family home offers two generous ground floor bedrooms and bathroom suites, a beautiful 27ft fitted kitchen / breakfast room, useful utility porch, two cloakrooms, separate dining room, 22ft main living room with stone fireplace, wood burning stove and adjoining conservatory to the rear. To the first floor a spacious landing serves two further double bedrooms each with en-suite facilities and further single / optional study. Outside offers a private rear garden with large paved seating area or entertaining space leading to an area of lawn with delightful woodland backdrop complete with greenhouse and kitchen garden, summer house and workshop. To the front the property is approached via a five-bar gated entrance providing ample off road parking and 28ft double garage. 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

Extensive tarmac driveway with turning bay to front accessed via double timber five bar gates, access to attached garage, external part glazed UPVC door to side utility porch, external lighting, open area of lawn enclosed by picket fencing to front, mature hedgerow and specimen Oak tree, high level close board fence incorporating gate to side.

## Entrance porch

9' x 4'5 (2.74m x 1.35m)

UPVC front door, engineered Oak flooring, UPVC windows to each side aspect, further sidelight windows to front, post box, radiator, light, further full height UPVC door with sidelight windows to the reception hallway.

## Reception hall

Engineered Oak flooring, turned carpeted staircase to first floor with cupboard below, radiator, UPVC window to front, storage cupboard with hanging rail, wall lighting and thermostat.

## Cloakroom

5'7 x 3'2 (1.70m x 0.97m)

Internal door, ceramic tile flooring, obscure UPVC window to front aspect, radiator, wall mounted hand basin, WC and ceiling light.

## Ground floor bathroom

8'4 x 6'3 (2.54m x 1.91m)

Internal door, white wash wood effect vinyl flooring, obscure UPVC window to front aspect, floor to ceiling wall tiling, corner shower enclosure with screen door and contemporary mixer, extractor fan, vanity unit, freestanding slipper bath suite with freestanding mixer tap, towel rail.

## Bedroom 1

17'8 x 15'5 (5.38m x 4.70m)

Internal door, engineered Oak flooring, UPVC bay window to rear aspect, ceiling light, radiator, vanity area, power points, TV point.

## Living room

22'8 x 15' (6.91m x 4.57m)

Internal door, engineered Oak flooring, radiator, pendant lighting, stone fireplace housing a cast iron wood burning stove over a York stone hearth, UPVC windows to each side aspect, internal UPVC French doors with sidelight windows to conservatory, power points, TV point.

## Conservatory

14' x 12' (4.27m x 3.66m)

Stone effect ceramic floor tiling, dwarf wall with UPVC windows to side and rear aspects, French doors to side leading to the rear terrace and gardens, power points.

## Dining room

14'9 x 10'3 (4.50m x 3.12m)

Internal door, engineered Oak flooring, UPVC window to front aspect with radiator below, space for dining table with pendant light over, internal door to kitchen / breakfast room, power points.

## Kitchen / breakfast room

27'1 x 10'9 (8.26m x 3.28m)

Internal part-glazed door, wood effect herringbone vinyl flooring, ceiling downlights, UPVC window and French doors to the rear aspect, kitchen end hosts a variety of fitted base and wall units with white high gloss doors beneath Oak effect laminated worksurfaces with matching upstands, inset one and half composite basin with drainer and copper swan neck tap, quartz effect wall tiling, fitted Leisure Blanc classic 100 range style oven with five ring gas burner and side induction plate, stainless steel extractor canopy with light over, variety of above counter level power points with USB ports, integrated LAMONA dishwasher, below counter wine cooler, range of tower units with integrated eye level microwave / grill, pull out tower larder unit, recess for an American style fridge / freezer, space for breakfast table to one end, anthracite column radiator, internal door to bedroom 2 and stable door to lobby with access to utility, power points, TV point.

## Bedroom 2

17'8 x 11'9 (5.38m x 3.58m)

Internal door, carpeted flooring, UPVC window to front, radiator, internal door to en-suite shower room selection of power points, TV point.

## En-suite shower room

6' x 5'2 (1.83m x 1.57m)

Internal door, stone effect vinyl flooring, transom windows, corner shower enclosure with contemporary mixer, vanity unit, push flush WC, ceramic wall tiling wall mounted LED mirror.

## Lobby

Stable door from kitchen / breakfast room, wall mounted Worcester BOSCH gas boiler, open access

to utility porch, built in cupboard via door with shelving.

## Utility porch

20' x 4' (6.10m x 1.22m)

Stone effect vinyl flooring, part glazed UPVC door to rear, ceiling light, raised lantern light over, obscure UPVC door to driveway to front, recess with countertop and space for washing machine and tumble dryer, internal door to WC, cupboard housing the mega flow, internal door to garage.

## Cloakroom

Stone effect vinyl flooring, obscure UPVC window to rear, push flush WC, wall mounted corner hand basin, light.

## Stairs and landing

25' x 6'8 (max) (7.62m x 2.03m (max))

Carpeted staircase with recessed LED lighting, spacious carpeted landing with full length dormer window to front aspect, radiator, pendant light.

## Bedroom 5 / Office

10'3 x 7'2 (3.12m x 2.18m)

Internal door, engineered Oak flooring, Velux window to rear aspect, eaves storage panel, light, radiator, power points.

## Bedroom 3

14' x 12'1 (4.27m x 3.68m)

Internal door, white wood effect laminate flooring, UPVC dormer window to rear with radiator below, pendant light, power points, TV point, internal door to en-suite shower room.

## En-suite shower room

6' x 4'6 (1.83m x 1.37m)

Internal door, carpeted flooring, floor to ceiling wall tiling, corner shower enclosure, vanity unit and push flush WC, ceiling light and extractor fan.

## Lobby

Internal door from landing, ceiling downlights, eaves storage cupboard with hanging rail, internal door to bedroom and bathroom suite separately.

## Bedroom 4

13'1 x 8'8 (3.99m x 2.64m)

Oak effect laminate flooring, UPVC dormer window to rear with radiator below, power point, TV point.

## Bathroom

10'2 x 7' (3.10m x 2.13m)

Carpeted flooring, ceramic wall tiling, Velux window to rear, heated towel rail, vanity unit, corner spa bath suite, shower enclosure with contemporary mixer, access panel to loft.

## Rear gardens

Large paved terrace from rear elevations providing a private alfresco dining / entertaining space, external power point and tap, paved ramp leading onto a area of lawn with woodland backdrop enclosed by a combination of close board fencing and mature hedgerow, greenhouse, kitchen garden with raised beds enclosed by low level picket fencing, variety of specimen trees, summer house with paved seating area and external lighting, aggregate seating area with small pond and planted bamboo, further paved terrace from rear, low level iron gate with path to side elevations and access to front, garden shed / workshop.

## Garage

28'6 x 14'6 (8.69m x 4.42m)

Manual up and over door to front, obscure glazed UPVC window to rear, internal door to utility porch, power supply and lighting, base unit with basin and tap, eaves storage space over.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council - Band F.

Solar panelling,

## 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.





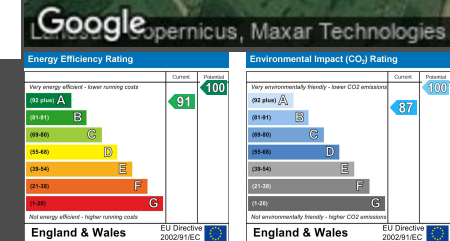
GROUND FLOOR



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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