

**RUSH  
WITT &  
WILSON**



**Rosewood, Furnace Lane, Broad Oak, East Sussex, TN31 6ES.  
£650,000 Freehold**

**NO CHAIN - A beautifully presented and incredibly spacious four bedroom attached country home occupying a quiet country lane setting of Broad Oak Village set within 0.891 acre of established gardens, an array of outbuildings and enjoying breath-taking rural views. Currently run as a reputable 5\* Cattery the property offers both incredibly versatile and highly adaptable living accommodation both internally and externally to suit a variety of living requirements. Internal accommodation to the ground floor comprises a generous reception hall, 26ft living room with wood burning stove, office, bathroom suite, impressive open plan kitchen dining room with adjoining conservatory, utility and cloakroom. To the first floor offers a bright open landing space serving a master bedroom to the front enjoying far reaching rural views, double aspect second bedroom, generous main shower room suite and two further double bedrooms. Outside enjoys a private block-paved seating terrace with specimen Wisteria and stunning rural vista, gated access to an open area of lawn with well stocked island borders and cattery garden with three chalet blocks housing 33 pens complete with power supply and lighting and attractive central decked seating area with koi pond and summer house / workshop. To the front offers ample off road parking via a gated entrance and garage. The property is located within easy access to the nearby market towns of Battle & Rye, the A21 and Robertsbridge Mainline station is just 7 miles away offering a regular service to London Charing Cross.**



## Front

Are of both hardstanding and shingled driveway to front from the lane, access to garage, hardwood timber gates with pedestrian side gate leading to driveway providing ample off road parking enclosed by panelled fencing, external door to garage, further pedestrian gate and block paved path to side leading to rear gardens and terrace, covered entrance with external light leading to reception hall.

## Reception hall

7'1 x 7' (2.16m x 2.13m)

Quarry tile flooring, UPVC windows to each side aspect, obscure glazed front door, ceiling light, radiator, access panel to loft, power point, internal glazed door to living room.

## Living room

26'1 x 17'6 (l-shaped room) (7.95m x 5.33m (l-shaped room))

Engineered Oak flooring, UPVC window to front with radiator below, cast iron wood burning stove over an Indian sandstone hearth, series of wall lights with dimmer controls, power points incorporating USB charging ports, spiral staircase with carpeted treads leading to first floor.

## Office

10' x 9'8 (3.05m x 2.95m)

Internal timber glazed door, engineered Oak flooring, UPVC window to front aspect with radiator below, ceiling light, power point, internet point.

## Lobby

Internal door from living room, light, internal door to bathroom suite.

## Ground floor bathroom

11'8 x 11'8 (3.56m x 3.56m)

Internal door, carpeted flooring, obscure UPVC window to side aspect, ceiling lights, airing cupboard housing the hot water cylinder with slatted shelving over, shower enclosure with concealed mixer, WC and bidet suite, ceramic wall tiling, radiator, extractor, sunken corner bath suite, vanity unit, shaver point.

## Kitchen / Dining room

22'2 x 18'6 (6.76m x 5.64m)

Internal glazed door from living room, engineered Oak flooring, open access and breakfast bar partition to kitchen end, space for dining table, ceiling downlights with dimmer controls, high level wall cupboard housing the consumer unit, radiator. Oak effect Karndean flooring to kitchen end, UPVC window to rear, internal glazed door to conservatory, internal door to utility room, space for tower fridge and freezer, kitchen hosts a variety of fitted base and wall units with traditional shaker style doors beneath oak effect laminated work surfaces, ceramic basin with drainer and tap, tile splashbacks and a variety of power points incorporating USB charge points, space for tumble dryer, below counter washing machine and dishwasher, double oven with four ring induction, louvre door to boiler cupboard housing the floor mounted boiler, built in shelving with light and NEST heating controls.

## Conservatory

15'8 x 9'6 (4.78m x 2.90m)

Internal glazed door from kitchen, tile effect vinyl flooring, UPVC windows to rear and side aspects, external glazed doors to rear, radiator, wall lighting and power point.

## Utility room

7' x 6' (2.13m x 1.83m)

Internal door, tile effect karndean flooring, ceramic wall tiling, selection of base and wall units with Beech effect laminate doors and marble worktops, single stainless bowl with drainer and tap, washing machine and countertop dishwasher, ceiling light, power point.

## Cloakroom

7' x 3'6 (2.13m x 1.07m)

Internal door, tile effect karndean flooring, obscure UPVC window to side, push flush WC, wall mounted hand basin, ceiling light.

## Stairs and landing

Spiral staircase with carpeted treads to first floor, UPVC window to side aspect with elevated rural views, carpeted landing, access

panel to loft, wall lights, radiator, internal door to lobby serving bedrooms 3 and 4.

## Bedroom 1

13'8 x 11'5 (4.17m x 3.48m)

Internal door, carpeted flooring, two UPVC windows to front aspect each with radiators below enjoying far reaching rural views, ceiling light with fan, eave storage cupboards, power points, TV point.

## Bedroom 2

12'7 x 11'7 (3.84m x 3.53m)

Internal door, carpeted flooring, Velux windows to front and rear aspects, vanity unit, radiator, eaves storage cupboards, power points, TV point, light with dimmer controls.

## Shower room

11'4 x 6'7 (3.45m x 2.01m)

Internal door, chevron style laminate vinyl flooring, Velux window to rear aspect, push flush WC, radiator, heated towel rail, pedestal wash basin, corner shower enclosure with contemporary mixer and large rainfall head, light with shaver point.

## Lobby

Internal door, access panel to loft, internal doors to bedrooms 3 and 4.

## Bedroom 3

16'1 x 10'8 (4.90m x 3.25m)

Internal door, stripped timber flooring, vanity unit, eaves storage cupboard, Velux window to side, UPVC window to rear with radiator below, power points, TV point.

## Bedroom 4

15'6 x 8'8 (4.72m x 2.64m)

Internal door, stripped timber flooring, vanity unit, dormer window to side with elevated rural aspect, UPVC window to rear with radiator below, power points, TV point.

## Gardens

Large block-paved terrace from the rear elevations enclosed by mature hedgerow, specimen Wisteria, feature well, decked area with covered log store, low level gate with access to side and front, shed, post and rail

fence with additional stock proof fencing, pedestrian gate leading to lawns and cattery, far reaching rural views over open countryside, area of lawn path leading to a specimen Birch tree, garden hosts a variety of established flowering shrubs and island borders, meadow garden sloping to an area of woodland at one end, further garden shed, path to cattery.

## Cattery

Path from garden to area of lawn providing a private seating area enclosed by part high level fencing and mature hedgerow, three timber frame cattery blocks housing 33 pens complete with power supply and lighting, central raised deck seating area with sunken pond and water feature, slate borders and concrete paths edged with specimen rhododendrons and shrub borders, specimen palm trees, external lighting and tap, large workshop / summer house complete with power supply and lighting (14' x 13'6), two further garden sheds with power.

## Garage

20'8 x 10'1 (6.30m x 3.07m)

Manual up and over door to front, power supply and lighting, external door to rear, eaves storage space.

## Services

Mains drainage.

Oil-fired central heating system.

Local Authority - Rother district council. Band E.

## Agents note

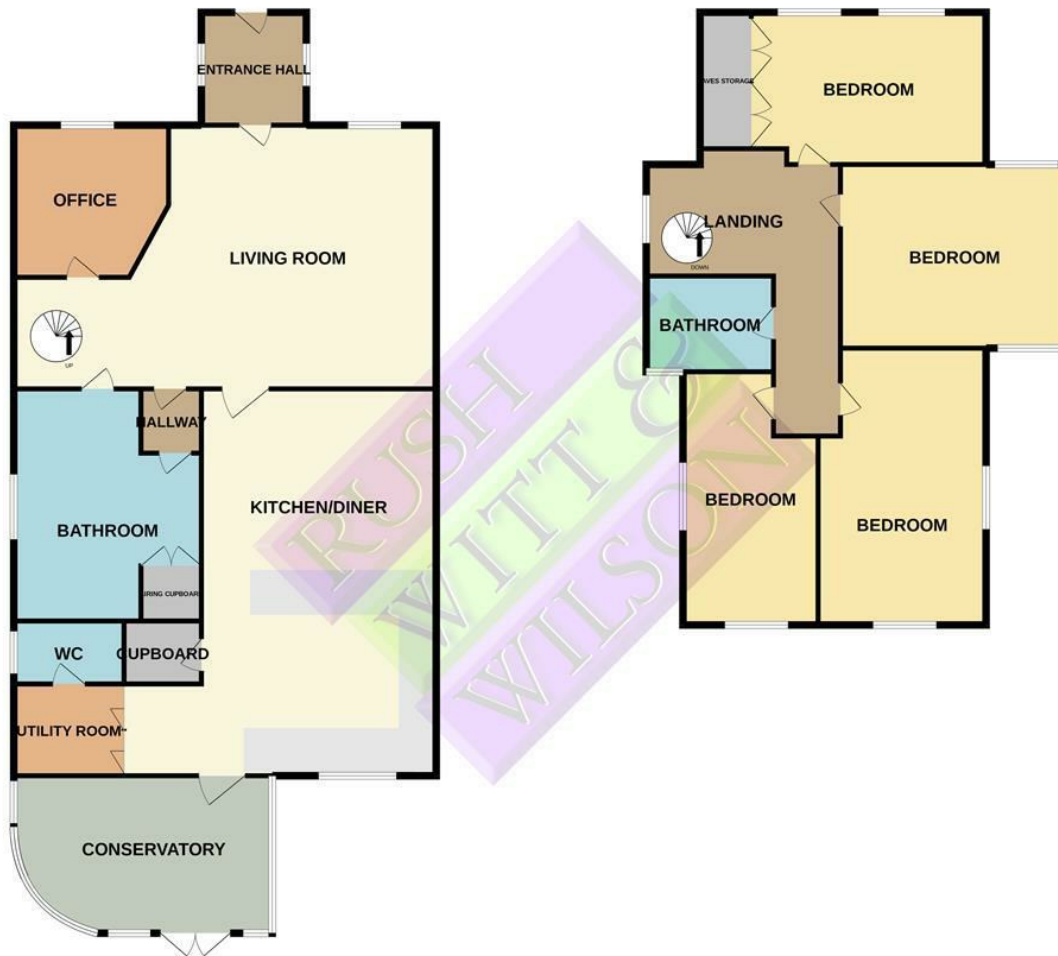
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



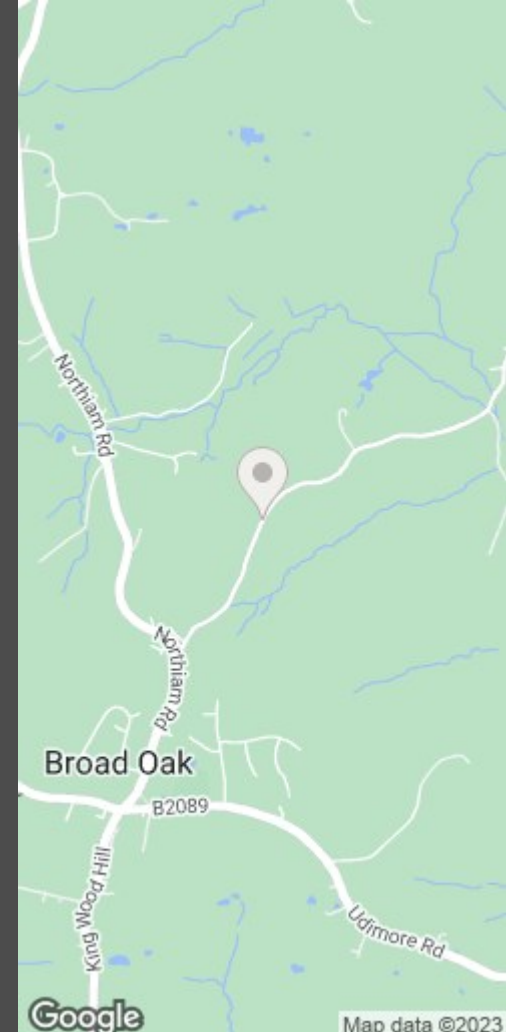


GROUND FLOOR

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(01-10) <b>A</b>		
(81-91) <b>B</b>			(11-20) <b>B</b>		
(69-80) <b>C</b>			(21-30) <b>C</b>		
(55-68) <b>D</b>			(31-40) <b>D</b>		
(39-54) <b>E</b>			(41-50) <b>E</b>		
(21-38) <b>F</b>			(51-60) <b>F</b>		
(1-20) <b>G</b>			(61-70) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: 65 (Current), 91 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential)

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