

**RUSH  
WITT &  
WILSON**



**Conifers, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.  
£725,000 Guide Price**

**An exceptionally spacious four bedroom detached chalet style residence complete with further one bedroom ground floor self-contained annex set within extensive and well-tended gardens to 0.46 acre. Enjoying a highly desirable position in Broad Oak Village this impressive home offers highly adaptable and versatile living accommodation arranged over two floors with the main residence enjoying both a 20ft kitchen dining room and living room, further ground floor bedroom and bathroom suite, utility room and optional fourth bedroom or office space. To the first floor offers an impressive 21ft master bedroom with walk-in dressing room, further 22ft second bedroom and stunning shower room suite. The property also provides a self-contained ground floor annex accommodation complete with sitting room, kitchen breakfast room with side access, wet room and well-lit double bedroom with built in wardrobes. Outside enjoys well stocked front and rear gardens enjoying a variety of pleasant seating areas, a multitude of flower and perennial borders, kitchen garden with 24ft workshop, two greenhouse's and potting shed. To the front provides ample off road parking and detached garage. Broad Oak Village offers a convenience store, Bakery, well regarded Doctors surgery and recently renovated gastro pub. Further High Street shopping is available nearby at both Battle & Rye. The property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.**



## Front

Extensive driveway to front elevations accessed from roadside via double five bar gates, front garden laid to lawn hosting a variety of well stocked perennial and shrub borders, paved seating area, driveway extends to a detached single garage, main entrance, open access to side and rear elevations, external lighting and tap, external doors to both annex kitchen and main property utility room, concrete path from drive leading to part glazed front door with sidelight window, paved seating area to front elevations and open access to side lawns with brick edged perennial borders, raised terrace to side elevations led from main living room, paved path leading to garage side door.

## Reception hall

7' x 5'4 (2.13m x 1.63m)

Obscure glazed front door, carpeted flooring, radiator, security alarm panel, internal part-glazed door to inner hallway, further part-glazed door to annex accommodation.

## Annex hallway

Part-glazed door, carpeted flooring, light, radiator, thermostat.

## Annex sitting room

14'5 x 8'6 (4.39m x 2.59m)

Carpeted flooring, two windows to side aspect, further window to front with radiator below, pendant lighting, power points, phone and TV point.

## Annex Kitchen / breakfast room

13'2 x 9'8 (4.01m x 2.95m)

Internal part-glazed sliding door, tile effect vinyl flooring, window and part-glazed door to side elevations, space for breakfast table and chairs, ceiling light, radiator, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, inset single stainless bowl with drainer and tap, inset four ring electric hob, concealed under cupboard lighting, under counter space for washing machine, space for freestanding fridge /

freezer, tower larder unit with pull out trays, variety of power points, eye level oven and grill.

## Annex Bedroom

14'7 x 8'8 (4.45m x 2.64m)

Internal door, carpeted flooring, window to front aspect with radiator below, further window to side, access panel to a part-boarded loft over with pull down ladder complete with lighting, variety of fitted wardrobes complete with hanging rails and shelving, selection of power points, phone point.

## Annex Wet room

5'4 x 5' (1.63m x 1.52m)

Internal door, vinyl flooring, obscure window to side elevations, vanity unit with basin and cupboards below, ceramic wall tiling, push flush WC, wall mounted fold down seat and hand rail to shower area, chrome heated towel rail, shower mixer, ceiling light and extractor fan.

## Inner hallway

23'3 x 5'2 (7.09m x 1.57m)

Carpeted flooring, straight run carpeted staircase to first floor, variety of power points, alcove with fitted desktop with power and phone point, airing cupboard complete with slatted shelving and radiator below.

## Kitchen / dining room

20'7 x 12'3 (6.27m x 3.73m)

Internal door, quarry tile flooring to kitchen end, carpeted flooring to dining end, two windows to front aspect, radiator, further window to side aspect, expose brickwork, space for dining table and chairs, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, one and half stainless bowl with drainer and tap, tile splashbacks and above counter level power points, under cupboard lighting wall units and spotlight bar over sink area, under counter space for dishwasher, five ring gas burner, rangemaster extractor canopy and light over, island unit incorporating breakfast

bar with cupboards below, spaces for freestanding fridge and freezer, eye level oven and grill, two plinth fan heaters.

## Living room

20'7 x 20'5 (6.27m x 6.22m)

Internal door, carpeted flooring, sliding doors to side elevations leading to a raised paved terrace, further window to rear aspect with radiator below, lighting, TV point, brick fireplace housing a coal effect JOTUL gas fire, additional radiator.

## Bathroom

9'5 x 9'5 (2.87m x 2.87m)

Internal door, stripped pine flooring, obscure window to rear elevations with radiator below, ceramic wall tiling, push flush WC and bidet suite, pedestal wash basin, wall mounted mirror with light and shaver point, panelled bath suite, shower enclosure.

## Bedroom 3

12'4 x 11'6 (3.76m x 3.51m)

Internal door, carpeted flooring, window to side aspect with radiator below, full length fitted wardrobes with hanging rails and shelving over, power points, lighting, TV point.

## Utility room

12'3 x 7'4 (3.73m x 2.24m)

Internal door, ceramic tile flooring, external door to side elevations, light, wall mounted Worcester gas boiler, space for chest freezer, fitted base and wall units with shaker style doors, stone effect laminated counter tops, single stainless bowl with drainer and tap, under counter space for washing machine and fridge, radiator, internal door to office, bedroom 4, built in cupboard with shelving.

## Bedroom 4 / Office

11'5 x 6'2 (3.48m x 1.88m)

Internal door, carpeted flooring, window to rear aspect with radiator below, internal transom window to utility room, power points, lighting, TV point.

## Stairs and galleried landing

Carpeted staircase and landing, radiator and power point, Velux window to front aspect, low level eaves storage cupboard housing a double power point, main phone inlet point and TV signal amplifier.

## Bedroom 2

22'8 x 9'5 (6.91m x 2.87m)

Internal door, carpeted flooring, two Velux windows to the rear aspect, radiator, low level eaves storage cupboards, ceiling downlights, power points, TV point.

## Shower room

12'2 x 11' (3.71m x 3.35m)

Internal door, carpeted flooring, stone effect shower panelling, large double walk-in shower enclosure, Velux window to front aspect with fitted blind, low level eaves storage cupboard, airing cupboard housing the mega flow system with slatted shelving, push flush WC, vanity with cupboards below, heated towel rail, ceiling light and extractor fan.

## Bedroom 1

21' x 16'4 (6.40m x 4.98m)

Internal door, carpeted flooring, two Velux windows to rear aspect, low level eaves storage cupboards, internal door to dressing room, ceiling light and fan, power and TV points, Velux window to front aspect.

## Dressing room

11'6 x 7'8 (3.51m x 2.34m)

Internal door, carpeted flooring, Velux window to front, radiator, fitted hanging rails, ceiling light.

## Gardens

Extensive and well stocked rear garden with central body of lawn hosting a variety of established and well tended flower beds, garden enjoys a selection of private seating areas enclosed by high level fencing, paved terrace from the rear elevations, open access to each side elevations leading to front, variety of planted fruit and ornamental trees, open access to further area of lawn enclosed

by a combination of high level fencing and established Cherry Laurel hedgerow, specimen conifers, planted island borders and a host of fruit / vegetable beds with compost areas. Additional area of garden accessed via a wisteria covered pergola leading to an established kitchen garden complete with fruits cages, greenhouses, potting shed and substantial workshop with power and lighting.

## Workshop

24'9 x 9'6

Timber doors to front and side, two windows to side elevations and further window to rear, power supply and lighting.

## Garage

18'7 x 10'4 (5.66m x 3.15m)

Electrically operated door to front, external door and two windows to side, window to rear, power supply and lighting, access panel to a boarded loft over with light.

## Services

Mains gas central heating system.

Private drainage 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  
1769 sq.ft. (164.3 sq.m.) approx.

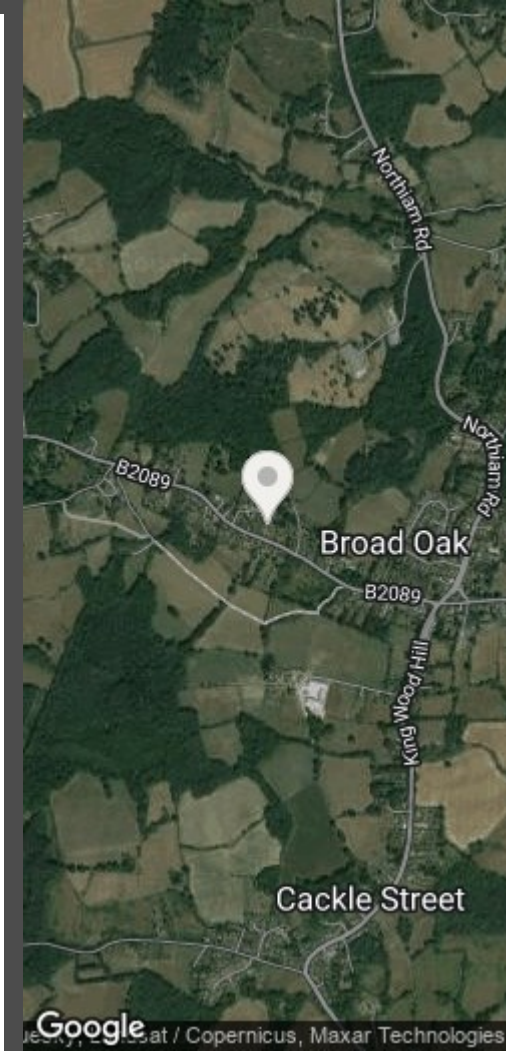


1ST FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2594 sq.ft. (241.0 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(81-91) A			(81-91) A		
(69-80) B			(69-80) B		
(55-68) C			(55-68) C		
(39-54) D			(39-54) D		
(21-38) E			(21-38) E		
(13-20) F			(13-20) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	71	78			

England & Wales EU Directive 2002/91/EC

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