

**RUSH
WITT &
WILSON**



**Fernbank, Furnace Lane, Broad Oak, East Sussex, TN31 6ES.
£600,000 - £625,000 Guide Price Freehold**

£600,000 - £625,000 Guide. An immaculately presented and incredibly spacious four bedroom detached family residence occupying an idyllic rural lane location of Broad Oak Village set in within a 0.4331 acre plot. This excellent family home offers incredibly versatile living accommodation arranged over two floors comprising two principle ground floor bedrooms one with an ensuite shower room, large double aspect main sitting room with fitted multi-fuel stove, impressive central dining room leading to a bright open kitchen / breakfast room with utility room and adjoining conservatory, further office and cloakroom. On the first floor are two further generous bedrooms including a 21' master with an en-suite shower room and separate family bathroom. Outside enjoys a delightfully private rear garden with a large paved terrace extending to a separate orchard garden backing onto woodland to one end. To the front offers ample off road parking via a private gated entrance leading to a detached garage with room above offering potential to convert subject to consents.



Front

Shingled driveway with turning bay to front accessed via wooden five bar gate, further parking to side elevations leading to detached garage, further pedestrian gate from lane to front garden with brick path, laid to lawn enclosed by mature hedgerow, log store and timber double gates to Western elevations, external power point and light, steps to Oak framed entrance porch.

Entrance porch

Front steps to bespoke English Oak framed porch, Oak front door with viewing pane, windows to each side aspect, exposed Oak joinery, light, further internal Oak glazed door to living room, power point.

Living room

18'5 x 13'4 (5.61m x 4.06m)

Internal Oak door from porch, Oak flooring, windows to front and side aspects each with radiators below, ceiling down lights with a series of additional wall lights with dimmer controls, inset multi-fuel stove with a polished granite hearth, selection of power points, TV point, internal door to central dining room.

Dining room

17'9 x 13'9 narrowing to 10'1 (5.41m x 4.19m narrowing to 3.07m)

Internal door from main living room, Oak flooring, two windows to side elevations, ceiling down lights with a series of additional wall lights with dimmer controls, double radiator, open access to kitchen / breakfast room, turned carpeted staircase to the first floor, internal door to cloakroom, bedroom 3,4 and office, power points, wall thermostat.

Bedroom 3

11'9 x 10'4 (3.58m x 3.15m)

Internal door, Oak flooring, window to side aspect with radiator below and decorative cover, ceiling light, internal door to en-suite shower room, selection of power points.

En-suite shower room

6'6 x 5'8 (1.98m x 1.73m)

Internal door, ceramic tile flooring, ceiling down lights, ladder heated rail, back to wall WC, vanity unit with basin and cupboard space below, corner shower enclosure via screen doors, ceramic wall tiling and concealed shower mixer, shaver point.

Cloakroom

5'1 x 5' (1.55m x 1.52m)

Internal door, ceramic tile flooring, ceiling down lights, combination vanity unit comprising push flush WC and ceramic wash basin with granite sill, built in storage cupboards complete with hanging rail and shelving, extractor.

Office / study

7'5 x 5'6 (2.26m x 1.68m)

Internal door, Oak flooring, window to side with radiator below, ceiling down lights, power points.

Bedroom 4

12'5 x 11' (3.78m x 3.35m)

Internal door, carpeted flooring, window to front with radiator below, ceiling light, power points.

Kitchen / breakfast room

16'5 x 9'6 (5.00m x 2.90m)

Open access from dining room, wood effect LVT flooring, painted internal stable door and further window to conservatory, space for breakfast table, further stable door to utility room, ceiling down lights, kitchen hosts a selection of fitted base and wall units with white high gloss doors and Nickel furniture beneath Granite work surfaces with matching up stands, under mounted one and half stainless bowl with mixer tap, fitted Rangemaster Teledo 900 oven with a five ring induction hob, Range extractor hood, decorative glass splash back, stainless steel extractor canopy with light over, under counter space for dishwasher, selection of above counter level power points.

Utility room

9'4 x 7'8 (2.84m x 2.34m)

Internal stable door from kitchen / breakfast room, ceramic tile flooring, external stable door to rear garden, ceiling down lights, floor mounted oil boiler and Megaflo pressure water heater, fitted base units with white high gloss doors beneath granite effect laminated work surfaces, under counter space for washing machine, selection of above counter level power points, space for freestanding fridge / freezer.

Conservatory

14'6 x 12' (4.42m x 3.66m)

Internal stable door from kitchen / breakfast room, bespoke Fossil tile flooring, windows to each side

aspect, French doors with matching full height sidelight windows to the rear garden and terrace, power points, wall lights.

Stairs and landing

Turned carpeted staircase to a carpeted landing, Velux style window to side aspect, ceiling light, power points.

Bedroom 1

21'7 x 15'3 narrowing to 7'8 (6.58m x 4.65m narrowing to 2.34m)

Internal door, carpeted flooring, window to rear aspect with radiator below, internal door to en-suite shower room, three eaves access panels, fitted wardrobes complete with hanging rail and shelving adjacent, power points.

En-suite shower room

7' x 7' (2.13m x 2.13m)

Internal door, ceramic tile flooring, Velux style window to side aspect, push flush WC, wall mounted wash basin with tile splash back, shaver point, corner shower enclosure with screen door, ceramic wall tiling and contemporary mixer, ladder heated towel rail.

Family bathroom

10' x 7' (3.05m x 2.13m)

Internal door, ceramic tile flooring, Velux style window to side aspect, push flush WC, ceiling down lights, contemporary wall hung basin with tap and tile splash backs, bath suite with tap and rinser attachment, ladder heated towel rail.

Bedroom 2

15'8 x 15'3 (4.78m x 4.65m)

Internal door, carpeted flooring window to front enjoying rural aspect with radiator below, three eaves storage access panels, fitted wardrobes complete with hanging rail, further built in cupboard with shelf and hanging rail, ceiling light.

Rear garden

Brick and Indian Sandstone paved terrace from rear elevations providing an ideal entertaining or alfresco dining space leading to a level rear lawn enclosed by mature hedgerow and specimen trees, brick pave path to Western elevations with timer gates to front, raised brick well, further access to Eastern elevations with gate to driveway, external side door to garage, external tap and lighting, area of hard

standing to garage, specimen Fig and Ash Tree, planted feature borders and a hosting of flowering shrubs, garden shed, specimen Laurel hedgerow with pedestrian five bar gate to orchard garden to gar end backing onto woodland.

Orchard garden

Specimen Laurel hedgerow with pedestrian five bar gate to orchard garden, laid to lawn, timber storage unit, arbour, pond, gently sloping to one end with a variety of fruit trees backing onto ancient woodland enclosed by stock proof fencing.

Detached garage

18'3 x 16' (5.56m x 4.88m)

Electric up and over door to front, power supply and light, external door to side, further double timber doors to rear, internal timber staircase to boarded eaves storage space with Velux window and lighting.

Services

Oil-fired central heating system.

Mains drainage.

Ecovision solar panels.

Local Authority - Rother District Council.

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.







Energy Efficiency Rating	
Current	Potential
69	86

Energy Efficiency Rating scale (A-G):

- A: 92-100 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not energy efficient - higher running costs)

Environmental Impact (CO ₂) Rating	
Current	Potential
64	81

Environmental Impact (CO₂) Rating scale (A-G):

- A: 10-40 (Very environmentally friendly - lower CO₂ emissions)
- B: 41-50
- C: 51-60
- D: 61-70
- E: 71-80
- F: 81-90
- G: 91-100 (Not environmentally friendly - higher CO₂ emissions)

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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