

**RUSH
WITT &
WILSON**



**Oakwood, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.
£745,000 Freehold**

An impressively spacious four bedroom detached family home privately situated of the edge of Broad Oak Village enjoying a delightful semi-rural position offering an extensive south-facing rear garden with beautiful views over adjoining countryside. The property provides a generous living space to ground floor comprising a double aspect main living room with French doors to the rear garden and fireplace with wood burning stove, stunning 26' through Kitchen / dining room space with adjoining 19' Conservatory to the rear, practical utility room with external access and cloakroom. To the first floor are four principle double bedrooms to include a generous master with an en-suite shower room, beautiful main family bathroom suite and study / storage room. Outside offers an extensive and incredibly spacious south-facing rear garden laid to lawn with Pergola covered terrace. To the front ample off road parking is available with double garage accessed via a private gated entrance. 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

Hardwood electric gates from road leading to extensive herringbone block pave driveway incorporating turning bay, front garden laid to lawn with a selection of planted borders, brick pave path leading to six foot gate to front enclosed by mature hedgerow, external lighting, shingled path to Eastern elevations providing access to rear via close board gate, further light and external side door to garage, further path to Western elevations providing access to utility room room via a covered entrance, painted Oak front door with decorative leaded design viewing pane and matching full height sidelights.

Entrance hall

Painted Oak front door with decorative leaded design viewing pane and matching full height sidelights, carpeted flooring, radiator with decorative cover, ceiling lights, further window to front aspect, internal door to garage, carpeted staircase to first floor landing with cupboard space below, power points, digital wall thermostat.

Cloakroom

7' x 6'9 (2.13m x 2.06m)
Internal door, quarry tile flooring, traditional style radiator, ceiling light, push flush WC and vanity unit, storage area for coats.

Living room

23'7 narrowing to 21'7 x 16'3 (7.19m narrowing to 6.58m x 4.95m)
Internal door, carpeted flooring, double aspect room with two windows to side aspect each with radiators below, French doors with full height sidelight windows to the rear gardens and terrace, ceiling and series of wall lights, fireplace housing a cast iron wood burning stove over a slate brick edged hearth with Oak bressumer over, radiator, selection of power points, TV point.

Kitchen / dining room

26'6 x 16'8 narrowing 9'9 at kitchen end (8.08m x 5.08m narrowing 2.97m at kitchen end)
Double internal glazed doors from hallway, engineered Oak flooring, bay window with radiator to front aspect with radiator below, space for dining table, ceiling light, TV point, internal glazed door to utility room, internal double doors to conservatory to rear, further internal window from kitchen to conservatory, kitchen hosts a selection of fitted base and wall units with wood grain effect shaker style doors with Pewter furniture below Oak block work surfaces, bevelled metro wall tiling, selection of above counter level power points, fitted Rangemaster oven with five ring gas hob and hot plate, extractor canopy and light over with painted panelling, inset ceramic basin with drainer and tap, integrated BOSCH dishwasher, selection of soft closing cutlery and pan drawers, space for freestanding American style fridge / freezer, power points with USB connection, wall cupboard housing consumer unit.

Utility room
11'2 x 5'8 (3.40m x 1.73m)
Internal glazed door from kitchen, ceramic tile flooring, ceiling lights, external glazed door to front elevations, radiator, cupboard housing the gas boiler and un-vented cylinder with slatted shelving, fitted base unit with Oak block work surface over, under mounted Butler sink, below counter level space for two appliances, selection of wall units, bevelled Metro wall tiling.

Conservatory

19' x 16'6 (5.79m x 5.03m)
Internal glazed doors from kitchen, painted timber flooring, triple aspect room with French door to side leading to the rear terrace, two electric wall heaters, selection of power points, TV point, internal window to kitchen, series of wall lights.

Stairs and landing

Carpeted staircase and landing with painted balustrade, radiator with decorative cover,

access panel to loft over, selection of power points, ceiling light.

Bedroom 3

16'3 narrowing to 12'7 x 12'7 (4.95m narrowing to 3.84m x 3.84m)
Internal door, carpeted flooring, bay window to front aspect with radiator below, further window to front, ceiling light, power points, recess for desk / wardrobe, TV point.

Study

5'6 x 5'3 (1.68m x 1.60m)
Internal glazed door, white wash effect laminate flooring, window to side with radiator below, power point and ceiling light.

Bedroom 4

9'9 x 9'7 (2.97m x 2.92m)
Internal door, carpeted flooring, ceiling light, window to rear aspect with radiator below, power points.

Family bathroom

9'8 x 7'8 (2.95m x 2.34m)
Internal door, ceramic tile flooring obscure window to rear aspect, freestanding vanity unit with ceramic basin and tap, large walk-in shower enclosure with screen and concealed shower mixer with rinser attachment, inset bath with painted panelling and contemporary taps, push flush WC, chrome ladder heated towel rail, extractor fan.

Bedroom 1

18'6 x 10' (5.64m x 3.05m)
Internal door, carpeted flooring, window to front aspect with radiator below, full height dormer window to side aspect, selection of power points, TV point.

Bedroom 2

16'6 x 9'7 (5.03m x 2.92m)
Internal door, carpeted flooring, window to rear aspect with radiator below, further full height dormer window to side aspect, ceiling light, power points, internal door to en-suite bathroom, TV point.

En-suite shower room

13' x 6'1 (3.96m x 1.85m)
Internal door, ceramic tile flooring, ceiling LED down lights, Velux window to side, painted tongue and groove wall panelling, ladder heated towel rail, freestanding roll top bath with traditional fittings, shaver point, pedestal wash basin and WC, wall mounted mirror, corner shower enclosure with screen door, ceramic wall tiling with contemporary mixer.

Garden

Extensive south-facing rear garden laid to lawn gently sloping to one end, privately enclosed by mature hedgerow, garden shed and further timber store, paved terrace with Pergola from rear elevations with doors from conservatory and main living room, close board gate to side providing access to front, external lighting, further shingled area with gutter -fed water butt and external tap.

Garage

16'3 x 15'7 (4.95m x 4.75m)
Remote operated up and over door, internal door to hallway, external door and window to side elevations, plumbing for appliance, selection of power points, consumer unit.

Services

Mains gas central heating system.
Private drainage - Septic Tank located in rear garden.
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.





GROUND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.

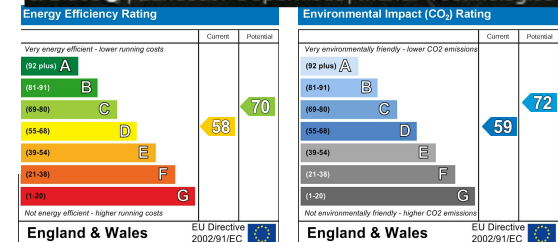
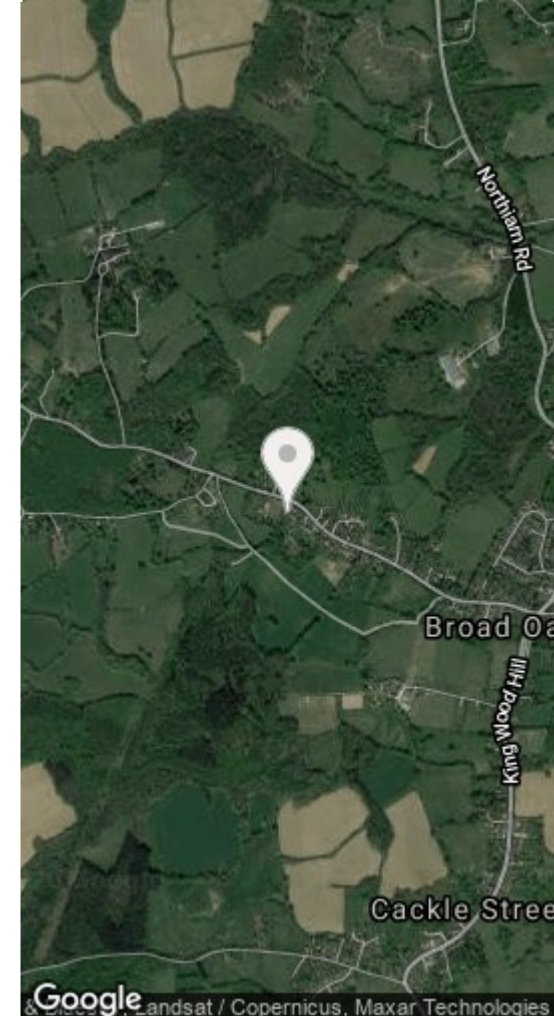


1ST FLOOR
949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2582 sq.ft. (239.8 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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