

**RUSH  
WITT &  
WILSON**



**Blacklands, Moores Lane, Beckley, East Sussex, TN31 6SA.  
£950,000 Freehold**

**An immaculately presented and heavily extended three bedroom detached single storey country home occupying an idyllic and enviable country lane position of Beckley Village set within gardens and paddock to 0.88 acre. Principal accommodation comprises a bright reception hallway, three double bedrooms to include a spacious master with stylish en-suite shower room, main bathroom suite, attractive main living room with fireplace and fitted wood burning stove, conservatory, utility room, walk-in larder, boot room, wc and stunning double aspect fitted shaker style kitchen/dining room with rural outlook and two sets of French doors to the gardens. Externally the property enjoys an incredibly private wrap around garden hosting a choice of seating areas complete with workshop, access to adjoining paddock with further outbuilding. To the front offers ample off road parking via a private gated driveway and detached double garage. The neighbouring village of Northiam is located just 3.5 miles away offering a choice of convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street shopping is available at the nearby town of Rye just a short drive away. Chain free.**



### Front Porch

Oak framed porch beneath a pitch tiled roof with a composite front door leading into:

### Spacious Reception Hallway

Upvc bay window to the side elevation, access panel to loft, double radiator, oak flooring and leads to:

### Inner Hallway

Full height window to the rear and side, heating thermostat.

### Bedroom One

11'8 x 11'5 (3.56m x 3.48m)

Upvc window to the front aspect with rural views over neighbouring countryside, radiator, door to:

### En-Suite Shower Room

8'6 x 5'1 (2.59m x 1.55m)

Upvc window to front, painted timber steps leading to a decorative tiled floor, floor to ceiling metro wall tiling, traditional suite comprising push flush wc, heritage style vanity with cupboards below and drawer, marble counter top, traditional taps, corner shower enclosure with screen doors and wall mounted mirror sport digital shower, heated towel radiator.

### Bedroom Two

13'2 x 12'2 (4.01m x 3.71m)

Upvc bay window to the front aspect enjoying a rural outlook, radiator.

### Bedroom Three

12'2 x 10' (3.71m x 3.05m)

French doors leading onto the rear terrace, traditional style radiator, built-in wardrobe with hanging rails and shelving.

### Bathroom Suite

12'2 x 5'7 (3.71m x 1.70m)

Obscured upvc window to side, ceramic tiled flooring, concealed push flush wc, P-shaped shower/bath suite with shower screen, ceramic wall tiling and Aqualiser shower, vanity unit with cupboards below, basin, heated towel radiator, linen cupboard with hot water tank and slatted shelving.

### Sitting Room

17'8 narrowing to 14'4 x 15' (5.38m narrowing to 4.37m x 4.57m)

Upvc window to the front aspect, further window to rear with radiator below, internal French doors to adjoining conservatory, fireplace housing a cast iron wood burning stove over a polished stone hearth. Internal double glazed doors leading into:

### Conservatory

10'6 x 8'7 (3.20m x 2.62m)

Windows to side, front and rear, French doors to the front aspect, pitched ceiling with high level openers, painted exposed brickwork.

### Kitchen/Dining Room

19'4 narrowing to 14'9 x 23'3 (5.89m narrowing to 4.50m x 7.09m)

Engineered white oak flooring throughout, two sets of French doors

leading onto the rear deck, window to the rear aspect overlooking the rear garden, paddock and rural backdrop, access to a lobby serving the utility pantry and further boot room serving the outside and wc, access panel to loft leading to a boarded loft space with light and drop down ladder. Beautifully fitted shaker kitchen with marble countertops, engineered drainage grooves, double butler sink with Quooker tap, soft closing drawers, integrated Neff dishwasher, integrated four ring Neff induction hob with glass splashback, stainless steel Neff extractor canopy and light, integrated Neff half height oven, integrated microwave oven and double oven, space for an American style fridge/freezer, column radiator, island unit with matching countertops and breakfast bar, soft closing cutlery and pan drawers, integrated wine cooler, tv point and further radiator.

### Lobby

White oak engineered flooring, door to walk-in larder cupboard with sensor lighting, fitted shelving and power points, built-in cupboards and pull out drawers, door to:

### Utliity Room

8'3 x 7'8 (2.51m x 2.34m)

Upvc window to side, decorative tiled flooring, floor mounted oil fired boiler, recess for storage, radiator, fitted base units, oak block countertop with single composite basin and drainer, wall units.

### Boot Room

10'4 x 7'8 (3.15m x 2.34m)

External part glazed door to the side terrace, window to the rear, decorative tiled flooring, radiator, access panel to loft, internal door to:

### Downstairs WC

5'4 x 3'5 (1.63m x 1.04m)

Upvc window to side, push flush wc, radiator, decorative tiled flooring, corner vanity with cupboards below and hand basin.

### Outside

### Front Garden

Timber five bar gated entrance leading to a tarmac driveway providing ample off road parking for several vehicles, external lamppost lighting, driveway enclosed by established and mature hedgerow boundaries and extends to a detached double garage. Laid to lawn with mature hedgerow, variety of flowering shrubs and planted rose borders, side elevations with further tarmac path leading to a porcelain paved seating area, side lawn with brick edged decorative aggregate path which extends through the side lawns to the rear, workshop with French doors and decked seating area to the front.

### Timber Framed Workshop

22' x 15'6 (6.71m x 4.72m)

Two windows to the side and two further windows to front, electric heating, power supply and lighting.

### Detached Double Garage

20'8 x 20' (6.30m x 6.10m)

Twin doors to the front one being manual and the other electrically operated, external lighting, power supply, external door to the side, two letter box windows to each side elevations.

### Rear Garden

Laid to lawn, variety of specimen trees, pedestrian gate and mature beech hedgerow separating the garden from the paddock, klargester system enclosed via chestnut post and rail fencing and pedestrian gate, area for the oil tank, large decked seating area with external lighting, three sets of French doors leading into the property, fully enclosed by mature hedgerow boundaries with a variety of private seating areas siding onto woodland and pleasant rural backdrop, variety of shrub borders. Picket gate leads into a separate paddock which is laid to pasture and is enclosed by post and rail fencing, small storage barn, variety of specimen silver birch trees, beautiful rural vista over open countryside and neighbouring forests.

### Services

Private drainage system and an oil fired central heating system.

### Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROUND FLOOR  
1697 sq. ft. (157.6 sq.m.) approx.



TOTAL FLOOR AREA : 2445 sq.ft. (227.1 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	
Current	Potential	Current	Potential
202-250 kWh/m <sup>2</sup> (D)	101-150 kWh/m <sup>2</sup> (E)	100-150 g/m <sup>2</sup> (E)	100-150 g/m <sup>2</sup> (E)
151-200 kWh/m <sup>2</sup> (E)	71-100 kWh/m <sup>2</sup> (F)	70-100 g/m <sup>2</sup> (F)	70-100 g/m <sup>2</sup> (F)
101-150 kWh/m <sup>2</sup> (F)	41-70 kWh/m <sup>2</sup> (G)	40-70 g/m <sup>2</sup> (G)	40-70 g/m <sup>2</sup> (G)
41-100 kWh/m <sup>2</sup> (G)	1-40 kWh/m <sup>2</sup> (G)	1-40 g/m <sup>2</sup> (G)	1-40 g/m <sup>2</sup> (G)

England & Wales EU Directive 2002/91/EC

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