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**White Lodge Whydown Road, Bexhill-On-Sea, East Sussex TN39 4RB**  
**£1,500,000**

A very special six bedroom detached Victorian country house with adjoining two bedroom detached cottage has come to the market. White Lodge and White Lodge Cottage are being sold together offering extensive living accommodation. The properties are situated in the beautiful small hamlet of Whydown that straggles along the minor road from Bexhill to Hooe. Set in 3.58 acres of woodland and formal garden the main house comprises four spacious reception rooms, grand reception hall, south facing sun terrace, conservatory, boot room/utility, kitchen complete with traditional AGA, half landing, downstairs cloakroom, , walk-in pantry, all to the ground floor. The first floor accommodation is equally impressive with four bedrooms and three bathrooms, the additional two further bedrooms can be found on the second floor with stunning south facing sun terrace. Total floor space is 3749 sqft in total. The views to the southerly rear elevation offer breath taking views of adjoining countryside. To the lower ground floor can be found the pool room, workshop/ games room and shower room. The quaint White Lodge Cottage is in need of some attention which is detached and comprises entrance hall, cloakroom, living room, kitchen, ground floor bedroom/ study, bathroom and second bedroom are situated on the first floor. Total floor space is 1003 sqft in total. Outside the ground are simply stunning with swimming pool, over three acres of beautiful magical woodland and workshop. Hidden in the woodland can be found a stone pavilion and other notable and interesting finds! The property is accessed via a in/ out gravelled driveway.

Viewing comes highly recommended by RWW.



**Entrance Vestibule**

With entrance door, windows to the front and side elevations, flagstone flooring.

**Grand Reception Hall**

14'3" x 8'3" (4.36 x 2.53)

Single radiator, Victorian floor tiling.

**Living Room**

23'7" x 21'6" (7.19 x 6.57)

Two single radiators, cast iron wood burning stove on tiled plinth, windows and French doors overlook the southerly elevation giving access onto a stunning roof terrace with beautiful views onto the adjoining countryside and garden, further windows to the side elevation, exposed floorboards, storage cupboard, door leads to connecting conservatory, double doors interconnect with the dining room.

**Drawing Room**

15'7" x 15'2" (4.75 x 4.64)

Double radiator, solid wood flooring, fireplace with hardwood mantle and granite plinth and real flame gas fire, windows overlook the southerly elevations, French doors lead out onto sun terrace, double doors interconnect with the living room.

**Sun Terrace**

Southerly facing with wrought iron railings and decking.

**Conservatory**

16'0" x 11'1" (4.90 x 3.40)

Overlooking the front, side and rear elevation, aluminium construction, terracotta floor tiling.

**Dining Room**

12'3" x 17'1" (3.75 x 5.21)

Windows overlook both the front and side elevations, single radiator, exposed brick fireplace with wood burning stove and flagstone plinth with ornate hardwood surround and mantle.

**Kitchen/Breakfast Room**

17'4" x 11'5" (5.30 x 3.50)

Beautiful box sash window to the front elevation with window seating, additional window to the side elevation, farmhouse style kitchen with solid wood block worktops, butler sink, space for dishwasher, AGA, exposed floorboards, space for American style fridge/freezer.

**Boot Room/Utility Room**

9'8" x 7'8" (2.97 x 2.35)

Window to the side elevation, stable door to rear, large terracotta floor tiling, double width butler sink, plumbing for washing machine, central heating boiler, large storage cupboard.

**Half Landing**

Large storage area.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, double radiator, window to the side elevation, terracotta floor tiling.

**Walk In Pantry**

Window to the side elevation, shelving.

**First Floor Landing**

Built in linen cupboard, storage cupboards.

**Bedroom One**

15'8" x 11'1" (4.78 x 3.38)

Double radiator, French doors and windows overlook the rear garden with access onto additional sun terrace with stunning views over adjoining countryside, pool and formal gardens, built in wardrobes.

**Bedroom Two**

10'5" x 9'10" (3.20 x 3.02)

Double radiator, duel aspect windows to the front and side elevation, exposed floorboards.

**Bathroom**

Suite comprising panelled bath with hand/shower attachment, wall mounted wash hand basin, wc with concealed cistern, part tiled walls, window to the side elevation.

**Bedroom Three**

19'11" x 13'9" (6.08 x 4.21)

French doors lead out onto the sun terrace with stunning views of adjoining countryside, windows to either side, double radiator and single radiator, vanity suite comprising wash hand basin, tiled splashbacks and wall mounted lights to either side, hanging rail space.

**Bathroom**

Roll top bath with ornate hand/shower attachment, wc with low level flush, wall mounted wash hand basin with chrome towel rail, half height wall panelling, single radiator, windows overlook the front elevation, exposed floorboards.

**Bedroom Four**

21'7" x 10'5" (6.6 x 3.2)

Window to the side elevation, French doors and windows to the rear elevation leading out onto the sun terrace with stunning views, vast range of mirrored front built in wardrobes.

**Bathroom**

13'10" x 10'11" (4.22 x 3.33)

Windows to the front and side elevations, half height wall panelling, roll top bath, double radiator, heated towel rail, roll top radiator, marble wash hand basin set on vanity unit, bidet, wc with high level flush, exposed floorboards, electric shaver point with light.

**Second Floor Landing**

Velux window to the rear elevation.

**Bedroom Five**

20'4" x 15'9" (6.20 x 4.81)

Window to the front elevation, Velux window to the rear elevation, built in storage cupboards.

**Bedroom Six**

20'0" x 14'0" (6.12 x 4.27)

Velux window overlook the rear elevation, window to side and window to the front, galleried landing area, built in wardrobe cupboard.

**Outside****Front Garden**

With sweeping in/out driveway, enclosed with walls to one side and mature shrubbery and hedging to the other side.

**Rear Garden**

Extensive in size, to the side of the property there are double gates providing access, oil tank, timber framed chicken coop, large wood store, brick built outhouse/workshop, southerly facing swimming pool- extensive in size with gentle steps, surrounded by a patio area, out side water tap. The formal gardens comprise of a whole host of plants, shrubs and trees of various kinds lead onto a large wood, a beautiful haven for nature and wildlife.

**Pool House**

28'10" x 8'10" (8.80 x 2.70)

With flagstone flooring, windows to the front elevation overlooking the pool, stairs leading up into the house. Comprising of three rooms used predominately for storage, wall mounted wash hand basin with unit beneath,

**Cloak Room**

WC with low level flush, wall and wash hand basin, window to the side elevation, flagstone flooring.

**Workshop**

8'10" x 8'2" (2.70 x 2.50)

**White Lodge Cottage**

A detached two bedroom cottage, spacious and bright, with exposed joinery and latched doors throughout, in need of refurbishment, with private gardens and parking space.

**Entrance Hallway**

With entrance door, windows overlook the front elevation.

**Cloakroom**

WC with high level flush, single radiator, wall mounted wash hand basin, circular window to the front elevation, under stairs storage cupboard.

**Living Room**

19'8" x 19'4" (6 x 5.9)

Double aspect with windows to the front and rear elevations, double radiator, exposed floorboards, real flame gas fire set in ornate caved wood surround and mantle.

**Kitchen**

11'5" x 9'2" (3.50 x 2.80)

Window to the rear elevation, oiled fired AGA, gas hob, space for washing machine, space for fridge, base and wall units with roll edge worktops, twin butler sink unit with mixer tap.

**Study/Bedroom Two**

8'6" x 6'10" (2.60 x 2.10)

Window to the side elevation.

**First Floor Landing**

Velux windows to the rear elevation, single radiator.

**Bedroom One**

12'9" x 12'1" (3.90 x 3.70)

French doors with Juliet balcony, windows to the side and front elevations.

**Bathroom**

Suite comprising roll top bath, wc with low level flush, bidet, double radiator, wash hand basin with vanity unit beneath, triple aspect windows to the front, side and rear elevation, access to eave storage space.

**Outside****Front Garden**

Off road parking to the front elevation, enclosed with mature hedging to all sides.

**Rear Garden**

With patio area overlooking the rear gardens with a whole host of plants, trees, flowers and shrubs of various kinds, private and secluded.

**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.

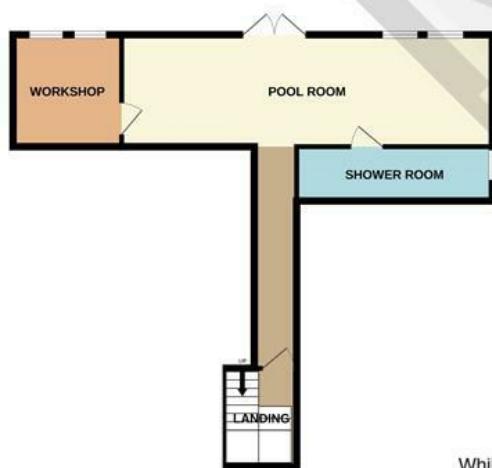




GROUND FLOOR  
1526 sq.ft. (141.7 sq.m.) approx.



GARDEN LEVEL  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.

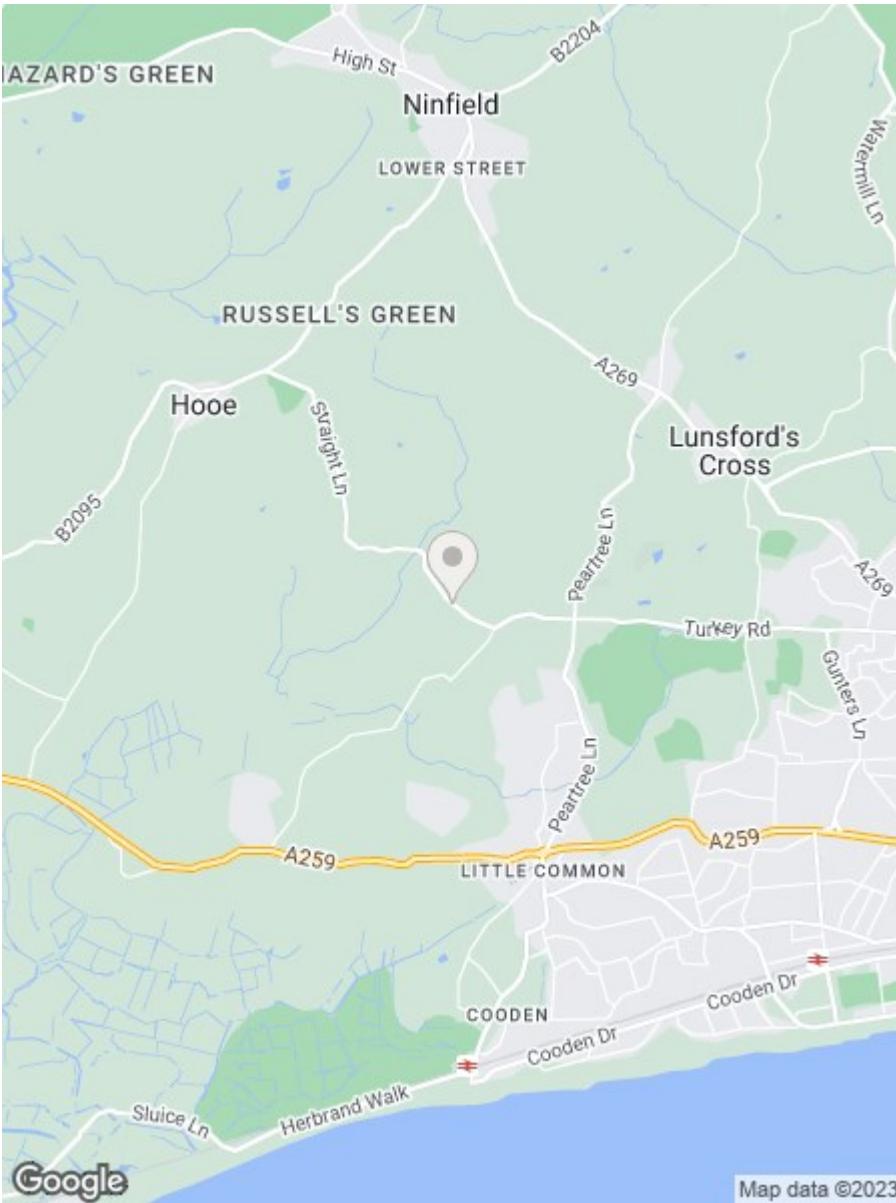


2ND FLOOR  
645 sq.ft. (60.0 sq.m.) approx.

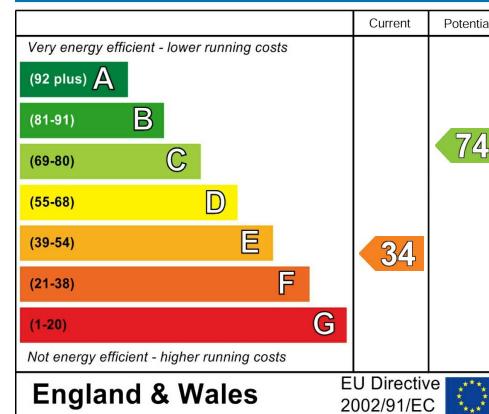


TOTAL FLOOR AREA : 3749 sq.ft. (348.3 sq.m.) approx.

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

