

**RUSH
WITT &
WILSON**



Canberra High Street, Battle, East Sussex TN33 9JR
£799,000

A stunning five bedroom detached house adjoining beautiful countryside and views, three reception rooms, annex accommodation, three bathrooms, cloakroom, kitchen/ breakfast rooms, living complete with wood burning stove, oil fired central heating system, double glazed windows and doors, master suite comprising dressing room- en-suite bathroom, extensive private front and south facing rear gardens, extensive off road parking, exceptionally spacious and versatile, viewing comes highly recommended by RWW Bexhill sole agents. Council Tax Band F.



Entrance Porch

With entrance door, windows overlook the front and side elevations, built in cloaks cupboard.

Entrance Hallway

Oak flooring, double radiator, under-stairs storage cupboard.

Living Room

24'2 x 21' (7.37m x 6.40m)
Windows overlook both the side and rear elevations, Bi-Fold doors lead out onto the rear garden with stunning countryside views, two double radiators, beautiful inglenook fireplace with wood burning stove and oak mantle, oak flooring.

Kitchen/Breakfast Room

16'2 x 14'1 (4.93m x 4.29m)
Windows overlook the rear elevation with south facing views over the garden, double radiator, oak flooring, fitted kitchen comprising a range of base and wall units with quartz worktops, space for Range Master 110 cooker, extractor canopy and light, integrated dishwasher, integrated fridge/freezer, one and half bowl stainless steel sink unit with mixer tap, tiled splashbacks.

Utility Room

Base units with laminate straight edge worktops, plumbing for washing machine, space for chest freezer, space for tumble dryer with shelving.

Bedroom Four

9'6 x 12'4 (2.90m x 3.76m)
Window to the side elevation, double radiator, built in wardrobe cupboards.

Dining Room

11'5 x 10'10 (3.48m x 3.30m)
Window to the front elevation, single radiator, storage cupboard.

Annex Living Room

17'3 x 11' (5.26m x 3.35m)
Window to the front and side elevation, double radiator, built in cupboards with glazed inserts.

Shower Room

Suite Comprising walk in double width shower with chrome controls and chrome showerhead, wc with concealed

cistern, vanity unit to the side, inset wash hand basin with vanity unit beneath, heated chrome towel rail, tiled walls and floor, obscured glass windows to the front elevation, built in linen cupboard.

Bedroom Five

11'3 x 10'3 (3.43m x 3.12m)
Window to the front elevation, fitted wardrobe cupboards and double radiator.

First Floor Landing

Access to roof space.

Master Suite

28'4 x 22'6 (8.64m x 6.86m)
Two window overlook the rear elevation with stunning countryside views and plantation blinds, two double radiators, built in wardrobe cupboards, eaves storage cupboards, additional single radiator.

Walk In Dressing Room

With shelving and hanging rails and additional storage.

En-Suite

Comprising walk in double width shower with chrome controls and chrome showerhead, wc with low level flush, ornate wash hand basin, chrome heated towel rail, tiled floors, tiled walls.

Bedroom Two

19'7 x 12'5 (5.97m x 3.78m)
Window overlook the rear elevation with stunning views over the countryside, double radiator, built in wardrobe and storage cupboards.

Bedroom Three

13'9 x 11'5 (4.19m x 3.48m)
Window overlooks the front elevation, double radiator, built in wardrobe cupboard.

Shower Room

WC with low level flush, inset wash hand basin with vanity units beneath, double radiator, shower, obscure glass window overlooks the front elevation, tiled walls, tiled floor.

Outside

Front Garden

Beautifully landscaped with lawned areas, mature plants, shrubs and trees of various kinds, enclosed with brick walls to either side and electrically operated gates, offering privacy, security and seclusion, extensive off road parking is to be found on the brick paved driveway.

Detached Double Garage

With pitched, tile hung roof, electrically operated roller door, outside lighting, obscure glass windows overlook the side elevation, personal door to rear, eaves storage space, power and light.

Rear Garden

A particular feature to the property, south facing and extensive in size, backing on to adjoining countryside, mainly laid to lawn, all enclosed with mature hedges and shrubbery offing privacy and seclusion, beautifully landscaped with sun terrace for alfresco dining, large timber framed workshop for gardening equipment.

Detached Workshop

With power and light, personal door to rear, windows to both the rear and side elevations.

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
1386 sq.ft. (128.8 sq.m.) approx.

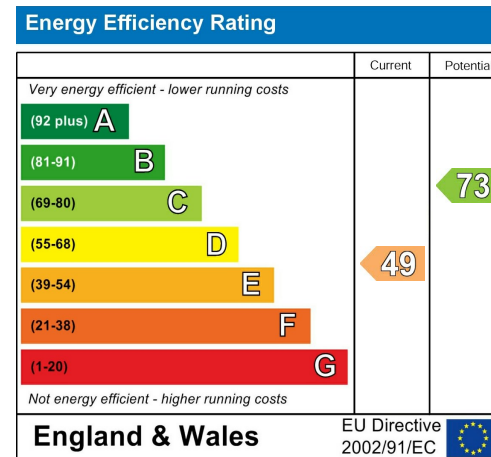


1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 2458 sq.ft. (228.4 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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