

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

SUN HARBOUR, ROYAL OAK LANE, HIGH HURSTWOOD, EAST SUSSEX, TN22 4AN

BEAUTIFULLY POSITIONED FOUR BEDROOM NEW BUILD HOME * WEATHER BOARDED COUNTRY HOME * UN -INTERRUPTED VIEWS * ¾ OF AN ACRE PLOT * FINISHED TO AN EXACTING STANDARD * AIR SOURCE HEAT PUMP * BEAUTIFULLY FITTED KITCHEN/DINING/FAMILY ROOM * OPEN PLAN * BI -FOLD DOORS * EXPOSED STRUCTURAL BEAMS * UNDER FLOOR HEATING * SITTING ROOM * STUDY * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS (TWO FURTHER EN-SUITES) * LANDSCAPED GARDENS * GARAGE



PRICE: £1,250,000 FREEHOLD

DESCRIPTION

Located in a stunning rural location of outstanding natural beauty a 4 bedroom (4 bath/shower rooms) detached newly built weather boarded country home enjoying breath-taking un-interrupted southerly facing views across the adjoining fields and countryside occupying gardens and grounds of about ¾ of an acre.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

Sun harbour, constructed in 2016, commands a fine elevated position and has been finished to an exceptional specification throughout blending a contemporary finish with character features including exposed timber to several rooms. In addition the property benefits from an air source heat pump and high pressure hot water cylinder. A most distinguishing feature on the ground floor is a magnificent open plan kitchen/dining/family room with a wood burning stove, Oak flooring with under floor heating and wide bi-fold doors opening to the patio and gardens with uninterrupted far reaching views beyond. The light and spacious accommodation comprises in brief on the ground floor: a pitched roof storm porch with solid timber door opening into a double height reception hall with tiled flooring, a cloakroom, a separate study, a double aspect sitting room with recessed wood burner and bi-fold doors opening to the patio, a beautifully fitted 34' x 21'9 kitchen/breakfast/dining room with integrated appliances, large island and walk in pantry and a useful utility/boot room. From the reception hall a staircase rises to the galleried first floor landing with French doors opening onto a seating terrace which enjoys spectacular views, a double aspect master bedroom with Juliet balcony and en-suite shower room, three further bedrooms (two with en-suites) and a family bathroom. Outside, the property is approached via a carriage gravel driveway to one side of which is a detached pitched roof substantial garage, a further brick outbuilding and an adjoining store. The gardens and grounds surround the property on all sides and are interspersed with numerous shrubs bound in part by post and rail fencing and thick natural hedging. A substantial south facing sandstone seating terrace adjoins the rear of the house beyond which are large areas of rolling lawn, the whole extending to about 0.75 acres and affording spectacular far reaching views across the adjoining farmland and countryside.

LOCATION

Sun Harbour is beautifully positioned in a peaceful rural location forming part of this highly desirable village surrounded by open fields and rolling countryside. A popular country pub, The Hurstwood, is within a short stroll as is the village hall and playing fields. High Hurstwood also boasts an excellent primary school and a picturesque church. Crowborough town centre is about 3 miles distant and Uckfield about 4.8 miles both of which offer a good range of shopping and leisure facilities including supermarkets, individual shops and banks/building societies. The area is renowned for its excellent educational facilities and there are a wide variety of schools for both girls and boys within easy reach of the property including Ardingly College, Benenden, Cranbrook, Sevenoaks and Mayfield Girls. Preparatory schools include Skippers Hill, Cumnor House, Ashdown House and Holmewood House. The house is surrounded by countryside and close by is the famous Ashdown Forest with around 6500 acres of beautiful open heath land - popular with ramblers, runners, cyclists and horse riders. The area also boasts good commuter links, Buxted station 1.5 miles distant (service to London Bridge and Victoria (both about 70 minutes) and Crowborough station 3.6 (London Bridge from 61 mins). In addition, Gatwick Airport is about 25 miles distant.

The accommodation and approximate room measurements comprise:

Gabled Storm porch with solid Oak front door with adjacent floor to ceiling glazed side panels into double height **RECEPTION HALLWAY** tiled flooring, double glazed windows enjoying stunning far reaching views towards the neighbouring countryside and beyond.

CLOAKROOM: Comprising low level WC, concealed cistern, inset washbasin with freestanding chrome mixer tap, timber surface, part tiled walls, tiled flooring, double glazed window overlooking one side of the property, spotlighting, extractor.

SITTING ROOM: double aspect room, double glazed window overlooking the rear of the property enjoying stunning far reaching views across the neighbouring countryside, Bi-fold doors giving access to a decked seating terrace, exposed structural timbers, recessed wood burning stove, under stairs cupboard.

STUDY: Double glazed window overlooking the front of the front of the property, exposed timber, spotlighting.

KITCHEN/DINING/FAMILY ROOM: a stunning open plan room, **Kitchen area:** fitted with a modern range of units and comprising one and a half bowl german Schnock Quart composite sink with freestanding chrome mixer tap set in a concrete effect work surface, built-in NEFF induction hob with stainless steel BOSCH

extractor canopy above, tiled splashback, integrated fridge and NEFF dishwasher, built-in NEFF double ovens with cupboards above and below, display cabinet with sliding glass screen, walk-in pantry with tiled flooring and automatic light, double spotlighting. **Dining/family room:** exposed structural timber, Sandstone fireplace with slate hearth and wood burning stove, double glazed windows overlooking both sides of the property, wide Bi-folding doors leading to a sandstone seating terrace enjoying far reaching views across the neighbouring countryside, spotlighting, built-in media system, engineered Oak flooring with under floor heating.

UTILITY ROOM: comprising stainless steel bowl and drainer with freestanding chrome mixer tap set in a concrete effect work surface with a matching range of units to eye and base level, space and plumbing for domestic appliances, stable door giving access to one side of the property, double glazed windows overlooking both sides of the property, tiled flooring, tiled splashback, spotlighting.

From the ground floor a staircase with wrought iron balustrade rises to the **FIRST FLOOR LANDING** exposed structural timbers, Velux window, frameless glass balustrade, French doors leading to a seating balcony with frameless glass balustrade enjoying stunning far reaching views.

MASTER BEDROOM: double aspect room, double glazed windows overlooking both sides of the property, French doors opening to a Juliet balcony enjoying stunning far reaching views towards the neighbouring countryside, exposed ceiling and structural beams. **EN-SUITE SHOWER ROOM:** comprising glass enclosed shower cubicle with curved glass screen, wall mounted chrome mixer tap, central shower rose, low level WC with concealed cistern, washbasin with useful cupboard beneath, freestanding chrome mixer tap, part tiled walls, heated ladder style towel rail, tiled flooring with under floor heating, double glazed window to side, spotlighting, extractor, exposed structural beam.

GUEST BEDROOM: double aspect room, double glazed windows overlooking both sides of the property enjoying a stunning far reaching views, spotlighting, eaves storage cupboard with automatic light, **EN-SUITE BATHROOM:** Comprising glass enclosed shower cubicle with curved glass screen, wall mounted chrome mixer tap, central shower rose, low level WC, wash basin with drawers beneath and freestanding chrome mixer tap, spotlighting, extractor, heated ladder style towel rail, double glazed window overlooking the rear of the property enjoying stunning far reaching views, tiled flooring with under floor heating.

BEDROOM 3: double glazed window overlooking the rear of the property, spotlighting. **EN-SUITE SHOWER ROOM:** comprising tile enclosed shower cubicle with sliding glass screen and wall mounted chrome mixer tap, high riser and central shower rose, shower attachment, low level WC, wall mounted wash basin with useful cupboard beneath, freestanding chrome mixer tap, heated ladder style towel rail, tiled flooring with under floor heating, inset spotlighting, extractor fan.

BEDROOM 4: double aspect room with French doors opening to a wrought iron Juliet balcony affording fine views, exposed structural beam and ceiling timber, hatch giving access to loft space.

FAMILY BATHROOM: comprising enclosed double ended bath with wall mounted chrome taps, retractable shower attachment, low level WC, wall mounted wash basin with drawers beneath, shelving recess, exposed structural beam, heated ladder style towel rail, tiled flooring with under floor heating, Velux window, extractor, spotlighting.

OUTSIDE

REAR GARDENS

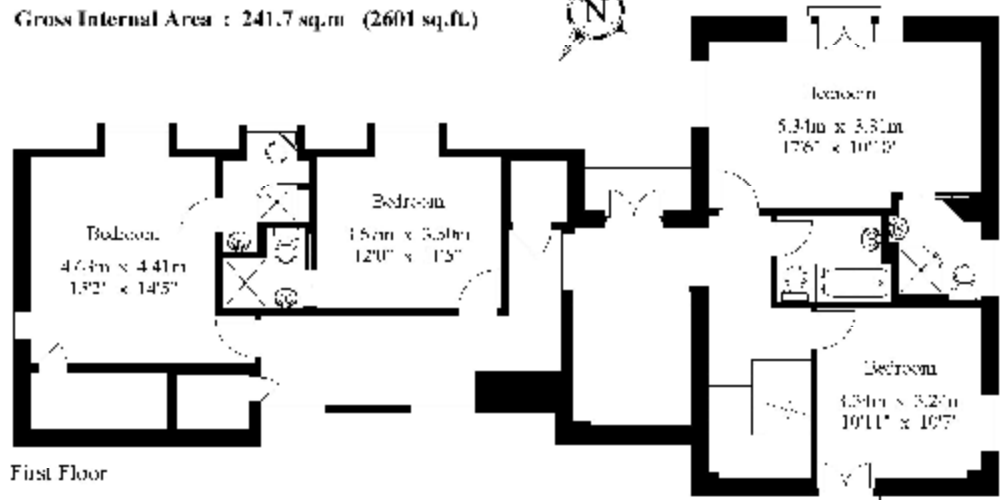
A substantial south facing sandstone seating patio immediately adjoining the rear of the property with shallow steps leading to a further decked seating terrace patio beyond which are areas of rolling lawn interspersed with a wide variety of specimen trees, herbaceous shrubs and attractive Acers. The gardens are enclosed in part by post and rail fencing and natural hedging and afford spectacular far reaching rural views across the adjoining fields and rolling countryside. The total plot extends to about 0.75 acres.

The property is approached via a **GRAVEL CARRIAGE DRIVEWAY** and five bar gate which provides parking for number of vehicles and in turn leads to the **DETACHED PITCHED ROOF GARAGE**. Double timber doors with power and light connected. There is a substantial brick **OUTBULDING** with an adjoining **STORE ROOM**. Planning has been granted for the demolition of this building to provide large open bay garaging.

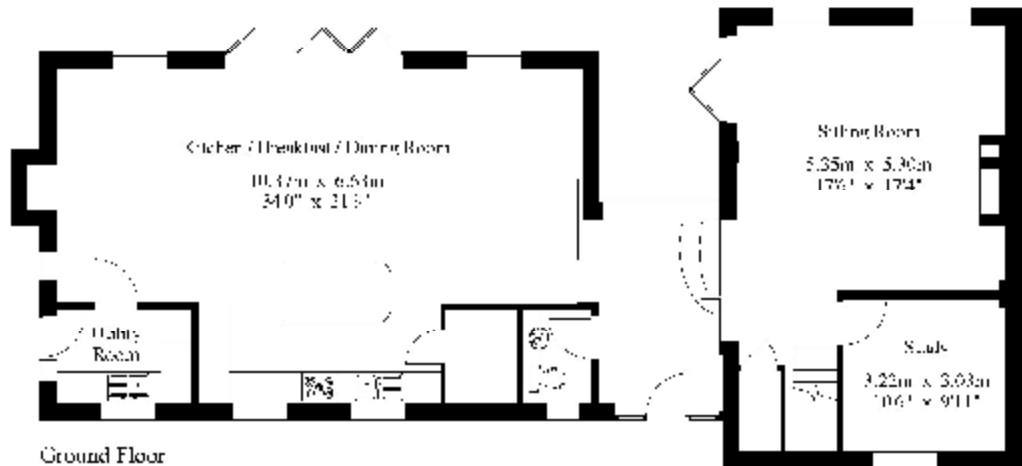




Gross Internal Area : 241.7 sq.m (2601 sq.ft.)



First Floor



Ground Floor

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