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**new**  
instruction



## Morgay Wood Lane, TN35 4NF

Freehold | House - Detached | 4 Bedrooms

A RARE OPPORTUNITY to purchase this unique and stunning bespoke built 4 bedroom detached home, which has a wealth of charm and character. This property offers spacious and versatile accommodation with many innovative features. Situated in an unadopted road in the popular village of Three Oaks, on the northern outskirts of Hastings. The property is beautifully presented throughout and has an open plan lounge, kitchen and dining area, in addition there is a further snug/sitting room, a bespoke built modern fitted kitchen with integrated appliances, preparation room, laundry room and cloakroom. All the bedrooms have ensembles and there are numerous TV satellite connections throughout. Under floor heating on both floors and natural stone flooring to every ensuite and cloakroom. Beautifully maintained landscaped gardens, a detached studio which was formerly the garage has an array of uses. A truly beautiful, high specification home, in a stunning setting.

**FOR SALE**  
**FREEHOLD**  
**£900,000**

### Approach

There is a private driveway with block paving offering off private parking for several vehicles, shrub borders and gates to side of property providing access to rear garden and detached studio. Canopied porch area leading to the

### Entrance Hall

Solid oak front door with full height opaque window to the side opens into a spacious hallway with a solid oak staircase with glass insets leading to the first floor galleried landing. LED downlights, under stairs storage cupboard, tiled flooring with under floor heating, fitted smoke alarm. In addition there is a boiler room housing the consumer units, ground source heating system and Hoover system.

### Cloakroom

Fitted with a low level WC wash hand basin set on vanity unit, tiled flooring with under floor heating, opaque double glazed window to the side aspect, LED down lights and extractor fan.

### Living and Dining room 19'5" x 16'2" (5.94 x 4.95m)

A beautiful room with vaulted ceiling and full height solid wood windows with bi-folding doors opening onto the rear garden. Solid oak flooring with under floor heating, wood burning stove with floor to ceiling bespoke slate backing plate and granite black hearth, power points, pendant light fittings. This room has ample space for use as a dining area and is open to kitchen area offering an ideal area for entertaining and modern family living.

### Snug / sitting room 21'0" x 12'8" (6.41 x 3.88m)

Double glazed bi fold doors leading to the rear garden, double glazed window, solid oak flooring with under floor heating, bespoke built oak shelving, wall light points and power points.

### Kitchen breakfast room 20'1" x 16'2" (6.13 x 4.95m)

Bespoke built solid oak kitchen with a range of base, wall and drawer units with granite work surfaces. Inset Franke sink and drainer unit with mixer tap, integrated dishwasher, fridge, larder and wine cooler. Two built in ovens with two warming drawers, built in microwave. The central Island has an inset induction hob with overhead extractor fan. Vacuum panel kickboards, down lights, tiled flooring with underfloor heating, LED down lights, fitted smoke alarm, double glazed window to the side aspect and double glazed French doors opening onto the side of the property. Doors to the pantry and utility room.

### Pantry /Prep room 9'1" x 7'10" (2.77m x 2.40m)

Having a modern and matching range of wall, base and drawer units with fitted work surfaces, natural stone

flooring with under floor heating and an inset Franke sink and drainer unit with mixer tap, double glazed window to the front aspect, fitted shelving and LED down lights.

### Laundry Room 10'0" x 6'7" (3.05m x 2.03m)

Modern fitted base units with fitted work surfaces incorporating an inset Franke sink and drainer unit. plumbing for washing machine, tiled flooring with under floor heating, double glazed window to the front aspect. and UPVC door to side access.

### Study 12'11" x 6'4" (3.94m x 1.94m)

Fitted with solid oak hand made furniture. Numerous power points and LED down lights. Double glazed window to the front aspect., solid wood flooring with under floor heating.

### Bedroom 4 En suite 3.49m x 3.45m

This room is currently used as an art room with solid oak flooring with under floor heating, power points and fitted spotlight and double glazed window to the side aspect. Door to en suite wet room with walk in shower area with rainwater shower head, low level WC and wash hand basin mounted on to a vanity unit. Wall mounted heated towel rail and a double glazed window to the side aspect, tiled flooring with under floor heating.

### Stairs and Landing

A spacious and bright galleried landing with glass balustrade and electric double glazed Velux window, solid oak flooring with under floor heating and LED down lights.

### Bedroom 1 En suite & Dressing room 17'2" x 16'2" (5.25m x 4.94m)

Dual aspect double glazed windows to the front and side aspects. Solid oak flooring with under floor heating, power points and pendant light fitting with two built in storage cupboards. Door into walk in wardrobe with fitted rails and having access hatch to loft space, door to En Suite with a freestanding roll top bath with mixer tap and shower attachment, tiled shower cubicle, pedestal wash hand basin set on to vanity unit and a low level wc. Tiled flooring with under floor heating, wall mounted heated towel rail, LED downlights and opaque double glazed window to the side aspect.

### Bedroom 2 En suite & Dressing room 13'10" x 13'10" (4.24m x 4.24m )

Double Glazed window to the rear aspect and solid oak flooring with underfloor heating., power points and pendant light fitting. Door into walk in wardrobe and further door into En Suite with walk in shower, low level WC and a wash hand basin set on vanity unit, heated towel rail.

### **Bedroom 3 En suite 13'8" x11'6" (4.18m x3.51m)**

Double glazed window to the front aspect solid oak flooring with under floor heating, bespoke fitted wardrobes and drawer units, power points and pendant light fitting. Door into En Suite Shower Room with a tiled walk in shower cubicle, pedestal wash hand basin and a low level WC. Heated towel rail, an opaque double glazed window to the side aspect. and LED down lights.

### **Rear Garden**

To the rear of the property the gardens are approximately 200 feet, benefiting from a large paved patio and seating area with a further area of garden being predominantly laid to lawn with shrub borders. A pergola gives access to the separate organic kitchen garden with an abundance of vegetables. The main garden also has 2 store rooms which have been recently renovated. Side gates to both sides allowing access to the front of the property.

### **Studio**

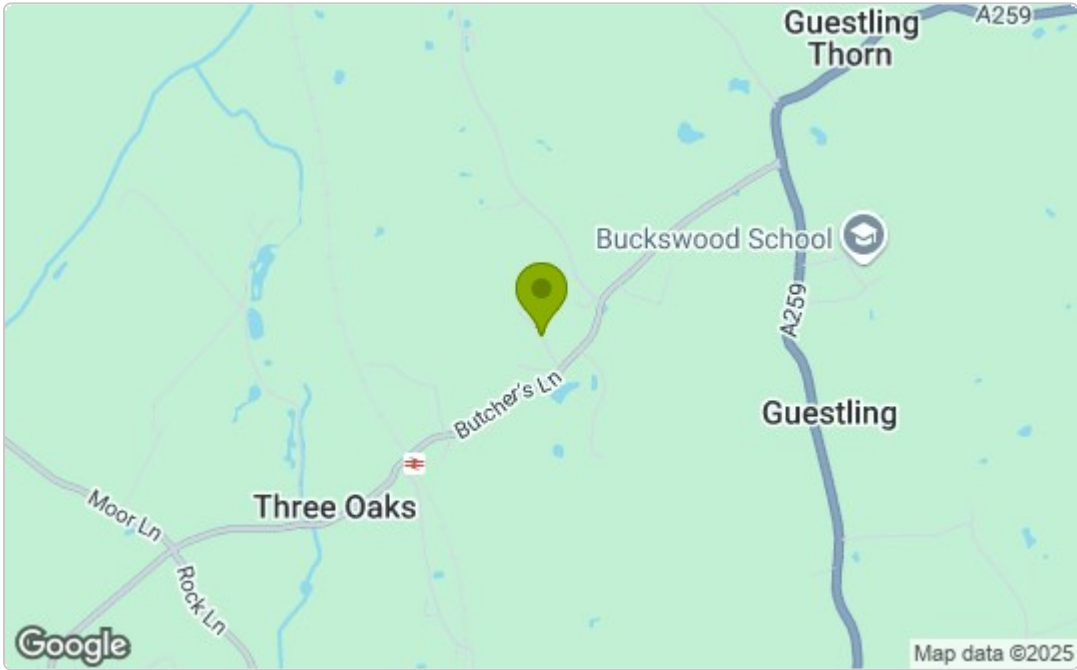
This room has recently been converted from what was the double garage. It has an array of uses and can easily be returned to use as garage. There is still the electric roller doors to the front. Solid flooring with ample power points. Track lighting and a half glazed Upvc door.

Floor Plan



GROSS INTERNAL AREA  
TOTAL: 249 m<sup>2</sup>/2,689 sq ft  
FLOOR 1: 148 m<sup>2</sup>/1,598 sq ft, FLOOR 2: 101 m<sup>2</sup>/1,091 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

