

# SUMMARY

Stunning Seven-Bedroom Detached Home in Guestling with Double Garage & Expansive Garden

Situated in the picturesque village of Guestling, this impressive seven-bedroom detached residence offers exceptional space, luxury, and privacy. Boasting a double garage, off-road parking, and an expansive rear garden with a hot tub, this home is perfect for those seeking both comfort and elegance.

The ground floor welcomes you with a spacious entrance hall, leading to a selection of generously sized reception rooms and downstairs bedrooms, ideal for both family living and entertaining.

The well-appointed kitchen is complemented by ample storage and high-quality finishes.

Upstairs, three well-proportioned bedrooms provide flexibility for large families, guests, or home office space. The principal bedroom features ample storage and en-suite facilities, while additional bedrooms share well-designed bathrooms.

Externally, the fantastic-sized rear garden is a true highlight, offering a peaceful retreat with a hot tub for relaxation and a charming pond at the rear, creating a perfect setting for outdoor enjoyment.







The double garage and off-road parking further enhance the convenience of this remarkable home.

This is a rare opportunity to own a substantial and beautifully presented property in a desirable location. Viewing is highly recommended to appreciate all that this exceptional home has to offer.



# Kitchen / Breakfast Room

17'4" x 15'1"

# **Sitting Room**

23'3" x 15'5"

# Reception room

22'3" x 18'8"

# Bedroom

12'1" x 12'1" (narrowing to 6'6")

# Bedroom

13'5" x 11'9"

# Bedroom

13'1" x 9'2"

# Bedroom

10'9" x 5'10"

# Bedroom

17'0" x 13'5"

#### Bedroom

13'9" x 12'1"

# Bathroom

9'6" x 6'10"

# **Utility Room**

10'2" x 6'6"

# Office

10'9" x 8'2"

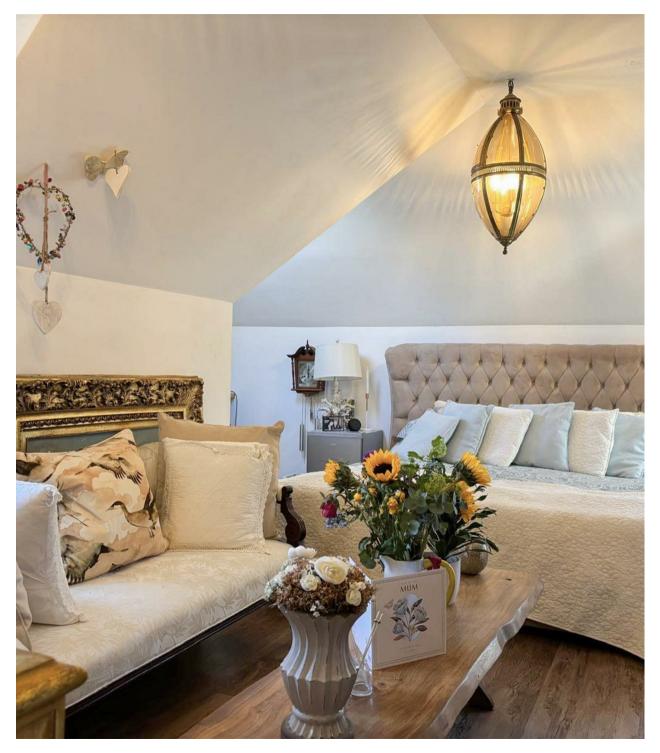
# Double Garage

19'0" 16'4"

Council Tax Band G - £4,256.90



































# INFORMATION

#### Tenure

Freehold

#### **Local Authority**

Rother District Council

#### Council Tax Band

G

#### **Opening Hours**

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

# Viewings

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

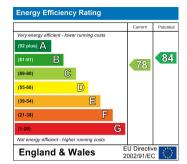
# Area Map



#### **Floorplan**

#### GROUND FLOOR 1966 sq.ft. (182.7 sq.m.) approx. 1ST FLOOR 1034 sq.ft. (96.0 sq.m.) approx. BALCONY BEDROOM 13'1" x 3'8" 4.00m x 1.13m 10'10" x 5'11" 3.30m x 1.80m BEDROOM 13'5" x 11'10" 4.10m x 3.60m WARDROBE ROOM 8'10" x 7'3" 2.70m x 2.20m RECEPTION ROOM 22'4" x 18'8" 6.80m x 5.70m BATHROOM 9'6" x 6'11" 2.90m x 2.10m SITTING ROOM 23'4" x 15'5" 7.10m x 4.70m BEDROOM 13'1" x 9'2" 4.00m x 2.80m STAIRS BEDROOM 12'2" x 12'2" CUPBOA HALL 3.70m x 3.70m UTILITY ROOM LANDING OFFICE 3.10m x 2.00m ENSUITE 07 x 57 2 90m x 1.70m 10'10" x 8'2" 3.30m x 2.50m BEDROOM KITCHEN/BREAKFAST ROOM BEDROOM 13'9" x 12'2" 17'1" x 13'5" 17'5" x 15'1" DOUBLE GARAGE 19'0" x 16'5" 5.80m x 5.00m 5.20m x 4.10m 5.30m x 4.60m PORCH TOTAL FLOOR AREA: 3000 sq.ft. (278.7 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 terms 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. Made with Metropix ©2025

# **Energy Efficiency Graph**



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.