



Oakhurst House, Clackhams Lane  
Rotherfield, TN6 3RN

Asking price £1,200,000

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# Oakhurst House Clackhams

## Lane

Rotherfield, TN6 3RN

Mackenzie Sampson are pleased to offer this beautifully presented five bedroom, three year old family home, located in a popular lane, close to all local amenities. To the ground floor the property benefits from a large kitchen/diner, good sized lounge with feature fireplace, two studies and downstairs WC. To the first floor are five good sized bedrooms, with ensuite to the master and guest room along with good size family bathroom. Externally the property has a large well landscaped garden with area of private meadow and large expanse of parking to the front along with a garage. The properties added benefits are underfloor heating throughout the ground floor, quality aluminium double glazed windows, CCTV/ security system throughout and 8 years remaining on its NHBC certificate. This property must be seen to appreciate the quality of home on offer.

### Entrance Hall

Entered via a composite door with windows to either side, tiled flooring, oak doors to all rooms, stairs to first floor with glass balustrading.

### Kitchen/Diner

Good sized kitchen/diner fitted with a range of blue shaker style units with pull out larder style drawer inserts. Five ring gas hob with stainless steel extractor over and glass splashbacks, two eye level ovens, space and plumbing for dishwasher, space for fridge or fridge/freezer. One-and-a-half bowl sink with chrome mixer taps. Quartz worktops and upstands, central island unit with Quartz worktop and power sockets. Tiled flooring throughout, Double glazed window and bifold doors to rear garden. Door to:-

### Utility Room

Fitted with a range of white wall and base units with Quartz worktops, sink with mixer tap, integrated freezer, space and plumbing for washing machine, space for tumble dryer, door to garage.

### Lounge

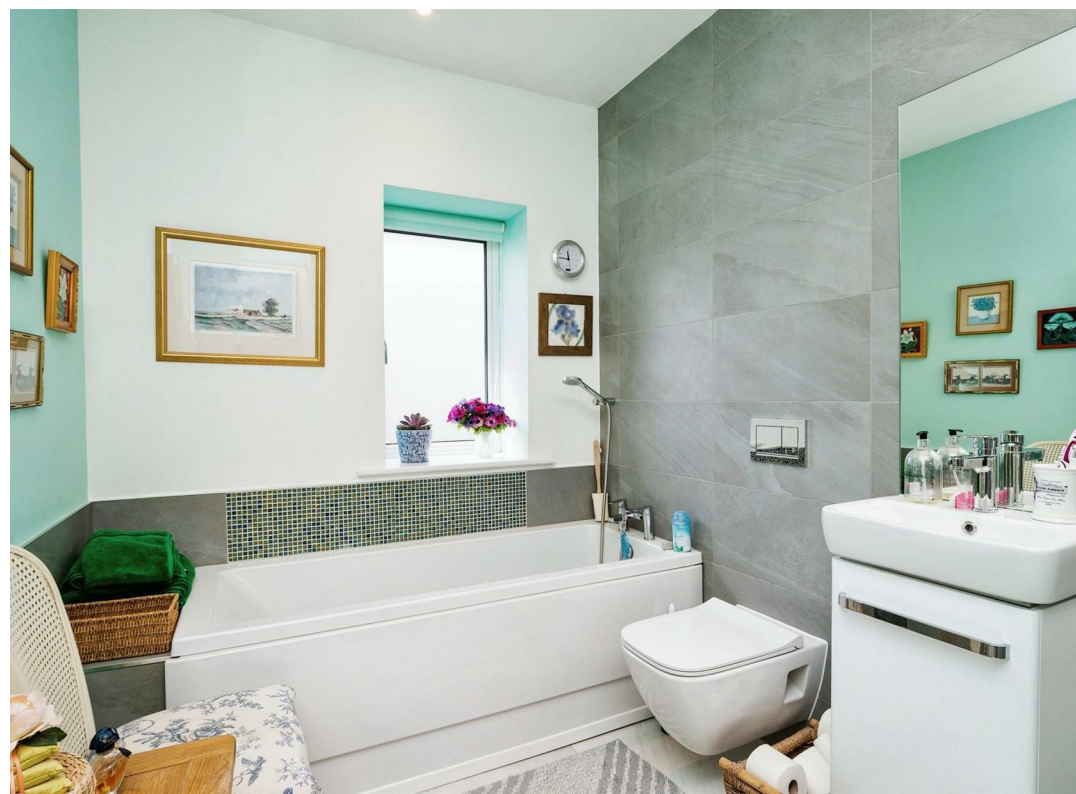
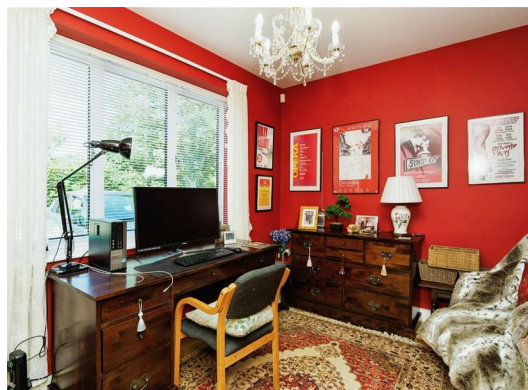
A good sized lounge with feature brick built fireplace with timber mantle, flagstone hearth and electric log burner. Engineered oak flooring, bifold doors to rear garden.

### Study One

A good sized study with double glazed window to front aspect, engineered oak flooring.

### Study Two/snug

Another good sized room with double glazed window to front aspect, engineered oak flooring.







### WC

Low level WC with push button flush, vanity wash hand basin with chrome mixer taps and mirror over. Opaque double glazed window to side aspect.

### Landing

A spacious half galleried landing with two Velux windows along with double glazed window to front aspect, loft access with ladder, large airing cupboard.

### Principle Bedroom

A large Principle bedroom with two sets of sliding mirrored wardrobes, two double glazed windows and French doors with glazed Juliet balcony, radiator. Door to:-

### En-suite Bathroom

White suite comprising low level WC with push button flush, vanity wash hand basin, bath with chrome mixer taps and separate shower cubicle. Ladder style radiator, opaque double glazed window to side aspect.

### Bedroom Four/ Dressing Room

Good sized double room currently used and a dressing room by the current owners with built in mirrored sliding wardrobes to each end of the room, double glazed window to front aspect, radiator.

### Bedroom Two

Double room with double glazed window to rear aspect, radiator. Door to:-

### Ensuite Two

White suite comprising low level WC with push button flush, vanity wash hand basin, shower cubicle with chrome fittings, ladder style radiator.

### Bedroom Three

Good sized double room with double glazed window to rear aspect, recessed area ideal for wardrobes, radiator.

### Bedroom Five

Double bedroom with double glazed window to front aspect, radiator.

### Family Bathroom

White suite comprising low level WC with push button flush, vanity wash hand basin, bath with chrome mixer taps and separate shower cubicle. Ladder style radiator, opaque double glazed window to side aspect.

### Garage

A good sized garage with electric up and over door, wall mounted boiler and consumer unit. Built in cupboard with butler sink with chrome hose style tap, door to rear garden.

### Outside

#### Rear Garden

To the rear of the property is a good sized garden commencing with a large Indian sandstone patio with access to power and outside tap, large shed, double gated side access to front of the property. Beyond the patio is a large gated area of lawn with establish flowers and shrubs, raised sleeper beds, and path leading to private gated meadow area of garden.

#### Front

To the front of the property ia large expanse of driveway to accommodate parking for up to 8 vehicles.





## Floor Plan



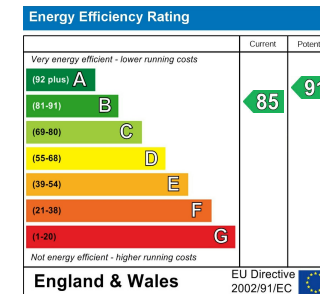
## Area Map



## Viewing

Please contact our Crowborough Office on 01892 280435 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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