



Felstead House Main Road, Icklesham, TN36 4BB

A SUBSTANTIAL FIVE BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS FAVOURED VILLAGE LOCATION BETWEEN THE HISTORIC TOWNS OF RYE & HASTINGS AS WELL AS BEING CLOSE TO THE LOCAL PRIMARY SCHOOL, BUCKSWOOD PRIVATE SCHOOL, LOCAL VILLAGE PUBS AND WONDERFUL COUNTRYSIDE WALKS.

The property has been subject to extensive improvements by the current owners and is immaculately presented throughout providing spacious and versatile accommodation over two floors to include an impressive 33ft reception/dining hall with a double sided feature fireplace and multi-fuel burner, a connecting lounge, a games room and a separate study/play room. There is also a 16'4 x 14'3 kitchen/breakfast room with Rangecooker, integrated appliances as well as an 18'11 x 8'0 utility room with a separate shower room/w.c. From the first floor galleried landing there are four double bedrooms (two with en-suite bath or shower rooms), a family bath/shower room and a study/bedroom five.

Outside, there is a gated driveway to the front providing off road parking for several cars, a car port and an integral garage with a small cellar. The 95ft x 60ft decked and lawned rear gardens are a particular feature and include a 35ft x 8ft brick workshop/store, a summerhouse and a working well. Further benefits include gas fired central heating, upvc double glazing and early viewing is considered essential to appreciate its' flexibility of use and potential for home with annexe accommodation (subject to necessary consents). Viewing is strictly by appointment with the owners Sole agents, Charles & Co.

Price £775,000

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- Substantial Detached Family Home
- Study/Play Room & Games Room
- Gated Driveway, Carport & Garage
- Favoured Village Location
- Five Bedrooms & Four Bathrooms
- 16'4 x 14'3 Fitted Kitchen/Breakfast Room
- 95ft x 60ft Decked & Lawned Gardens
- 33ft Reception Hall with Wood Burner
- Separate Utility & Shower Room
- Impressive 35ft Brick Workshop/Store

Covered Entrance Porch

Entrance Vestibule

8'11 x 8'9 (2.72m x 2.67m)

Reception Hall

33'3 x 10'2 (10.13m x 3.10m)

Study/Play Room

10'8 x 7'10 (3.25m x 2.39m)

Games Room

15'0 x 11'7 (4.57m x 3.53m)

Kitchen/Breakfast Room

16'4 x 14'3 (4.98m x 4.34m)

Lounge/Snug

11'3 x 9'10 (3.43m x 3.00m)

Utility Room

18'11 x 8'0 (5.77m x 2.44m)

Downstairs Shower Room/W.C.

7'3 x 6'9 max (2.21m x 2.06m max)

First Floor Galleried Landing

15'0 x 10'7 (4.57m x 3.23m)

Bedroom One

17'6 x 11'0 (5.33m x 3.35m)

En-Suite Bathroom/w.c.

9'5 x 7'9 (2.87m x 2.36m)

Bedroom Two

14'7 x 9'7 (4.45m x 2.92m)

Dressing/Wardrobe Area

11'6 x 5'8 (3.51m x 1.73m)

En-Suite Shower Room

9'2 x 8'4 (2.79m x 2.54m)

Bedroom Three

12'0 x 11'4 (3.66m x 3.45m)

Bedroom Four

12'0 x 11'7 (3.66m x 3.53m)

Study/Bedroom Five

10'9 x 9'1 (3.28m x 2.77m)

Family Bath/Shower Room

9'11 x 7'7 (3.02m x 2.31m)

Outside

Driveway

Integral Garage

23'0 x 12'0 (7.01m x 3.66m)

Rear Garden

95' x 60' (28.96m x 18.29m)

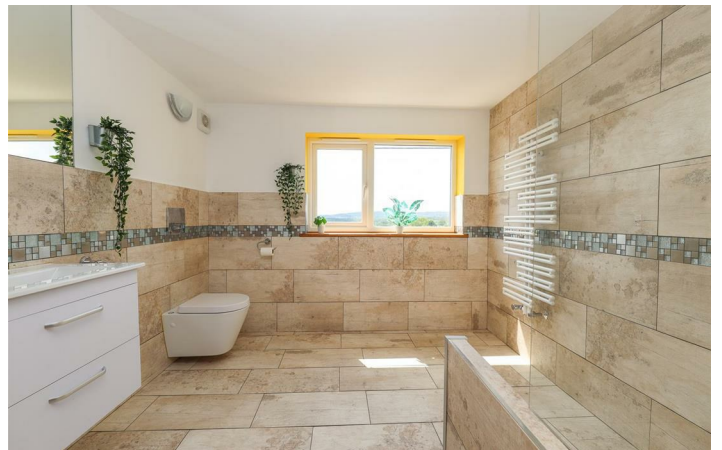
Detached Brick Workshop/Store

22'9 x 8'1 (6.93m x 2.46m)

Brick Garden Store

12'10 x 8'1 (3.91m x 2.46m)





Floor Plan



TOTAL FLOOR AREA : 2638 sq.ft. (245.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	84
EU Directive 2002/91/EC		