



NEW CUT WESTFIELD

£600,000
Freehold

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NEW CUT, WESTFIELD

£600,000 *Freehold*

Combining a tapestry of distinctive architectural design with original arts and crafts detail.

- ~ Four bedroom detached house
- ~ Picturesque rural location
- ~ South facing rear garden
- ~ Off street parking
- ~ Garden studio

Occupying a quiet country setting in the picturesque village of Westfield is this charming four-bedroom detached house. Combining a tapestry of distinctive architectural design with original arts and crafts detail, where neutral tones work with natural light to enrich the space.

Inside

A glazed porchway opens into a generous entrance hall, with original mosaic parquet running underfoot. To the right of the hall, a spacious utility and cloakroom sit neatly behind ledged and braced timber doors. A row of tall joinery conceals a generous larder, leading to the well-considered kitchen.



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Black cabinetry is topped in crisp white acrylic, with brushed brass handles and deep ceramic sink, a west-facing window allows afternoon light to filter into the space.

Adjacent to the kitchen is a well-proportioned dual-aspect dining room. Ornate stained-glass panels punctuate the dividing staircase, while a grand Carrara marble fireplace anchors the room. Sage-painted timber French doors lead onto the rear terrace, which is laid in free-form stone paving.

Parquet flooring continues into the sitting room, where a full-height picture window frames the mature south-facing garden, adding a sense of volume and calm. A wood-burning stove is set into a tiled hearth, with open shelving to one alcove and low cabinetry to the other. Painted timber panelling runs beneath the picture rail, and a structural column adds further architectural interest.

Beyond the sitting room, a ground-floor bedroom is finished with honey-toned sisal carpet and offers garden views through wooden casement windows, that feature throughout the home.

On the first floor, the dual-aspect principal bedroom features bespoke wardrobes and an en-suite shower, fully tiled in a soft white. Two further double bedrooms include fitted storage and elevated views of the garden. The family bathroom is finished with terrazzo-style floor tiles, and fitted with a walk-in rainfall shower, deep-set bath, and bespoke timber washstand.



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Outside

The secluded rear garden offers a generous lawn, bordered by an array of mature planting and trees. A reclaimed brick pathway in stretcher bond runs along one side, edging deep flower beds. Toward the far end, a tree house is tucked among the greenery and a raised deck is oriented to catch the westerly evening sun. A detached garden studio clad in dark-stained timber offers nearly 200 square feet of additional living space, currently arranged as a home office with heating and electricity. To the front of the property parking is arranged across two areas, with room for three vehicles. There is an electric charging point, side access to the garden and a storeroom.

Area

Public footpaths lead directly from the lane into the surrounding High Weald countryside, designated as an area of outstanding natural beauty. The village itself is home to a well-regarded pub, butcher, and village store. Hastings and St Leonards are a short drive away, offering a selection of independent shops, restaurants, and galleries, all linked by the seafront and promenade. St Leonards and the nearby town of Battle offer direct train connections to central London. Located within the catchment area for Claverham Community College, transport is offered via coach from the village.





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