

PHILLIPS & STUBBS



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COUNTRY



The property is located in a semi-rural position within a small hamlet of properties on the edge of Westfield village in the High Weald Area of Outstanding Natural Beauty. Local shops and facilities include doctors' surgery, tennis club, public house, butchers, parish church, village store and Post Office, hairdresser, recreation ground, bowling green and primary school. More comprehensive shopping facilities are available at Hastings (5 miles) with a selection of independent high street shops, various leisure facilities and access to multiple supermarkets and Battle (6 miles), each with a mainline station and commuter services to London Charing Cross and Cannon Street. Schooling in the area includes state secondary schools in Hastings, Claverham Community College in Battle and independent schools including Claremont School, Battle Abbey School and Buckswood School.

Built in 1882 as a wedding gift to the daughter of Crowham Manor, Further Down is a detached Victorian family house presenting mellow brick elevations set with large sash windows beneath a recently recovered pitched tiled roof. The light, well-proportioned accommodation with good ceiling heights is arranged over two levels, as shown on the floor plan, and is currently informally sub divided to provide an independent ancillary suite to the main house comprising a fitted kitchen, two bedrooms and a shower room but which could readily be reconfigured as one larger six-bedroom family house, subject to requirements.

The property is approached via a verandah with a geometric tiled floor and a panelled front door which opens into a spacious reception hall with a turned staircase to the first floor, access to a useful cellar and a door to an inner hallway with a cloakroom. The well-proportioned living room has a wide bay window overlooking the garden, ornate moulded cornicing and a cast iron fireplace with a decorative surround. The dining room, which has two tall sash windows overlooking the front of the house, has moulded cornicing, picture rail and a cast iron fireplace with a decorative surround.

The double aspect kitchen and breakfast/day room, which has two sets of full height glazed double doors opening onto the terrace and gardens, is fitted with a range of

Georgian style painted cabinets comprising cupboards and drawers with traditional wooden round drawer knobs, granite work surfaces, an island unit, a built in fridge freezer, an integrated dishwasher, a double bowl ceramic sink and a Lacanche range cooker with double oven, 5 burner hob and filter hood. Adjacent is a utility room with a wall mounted boiler and space for a washing machine and tumble dryer. A connecting door leads to the rear hall serving the ancillary accommodation with an independent front door to outside, a cloak/shower room and a secondary staircase to the upper level.

On the first floor, the principal bedroom has a large bay window overlooking the garden, exposed floorboards, fitted wardrobe cupboards and an adjoining dressing room. As currently arranged, there are two further double bedrooms in the main house, together with a family bath/shower room with period style fittings comprising a freestanding roll-top bath with shower attachment, low level wc, pedestal wash basin and shower enclosure. From the landing, a connecting door leads to the first floor ancillary accommodation comprising a kitchen with a range of cabinets comprising cupboards and drawers beneath woodblock work surfaces, an inset hob, a built in oven, stainless steel sink and an integrated dishwasher, two bedrooms and a cloakroom with a close coupled wc and pedestal wash basin.

Outside: Further Down is approached from the lane via a 5-bar gate leading to an extensive parking area for multiple vehicles. Immediately adjacent to the rear of the house is a wide Provencal style gravel terrace with box hedging, Cypress trees and a fig tree, which leads out to a level garden set down to lawn with beds underplanted with agapanthus, bay trees, hydrangeas, ferns, fennel, alliums and poppies. Adjacent to the terrace is an original Victorian glass house with a vine and adjoining brick-built garden store, both in need of total refurbishment. From the lane, a second entrance gives access to a single garage in need of repair with an up and over door and parking for the ancillary accommodation. The total plot size extends to approaching half an acre and is enclosed and screened by banks of mature Rhododendron.

Guide price: £999,950 Freehold

Further Down, Main Road, Westfield, East Sussex TN35 4SL



A substantial detached Victorian family house affording elegant, light, well-proportioned versatile accommodation and set in mature, secluded gardens on the edge of the village.

- Verandah • Reception hall • Living room • Dining room • Open plan kitchen and breakfast/day room • Utility room
- Rear hall • Cloakroom • Cellar • Landing • Five/six bedrooms • Dressing room • Bath/shower room • Shower room
- Gas central heating • EPC rating E
- Victorian glasshouse • Outhouses • Garage • Off road parking for several vehicles • Mature garden

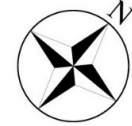


Directions: On entering Westfield village from the north on the A28, turn right 150 yards after passing the 40mph sign and opposite the cricket ground, into a shared tree lined private road signposted Further Down, which also serves four other neighbouring properties. Bear immediately left into the private driveway leading to the property. what3words :- poppy.dome.craft

Local Authority: Rother District Council. Council Tax Band G
Mains electricity, water, gas and drainage.
Predicted mobile phone coverage: EE, Vodafone and 02. Limited
Broadband speed: Superfast 46Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Further Down

Approximate Gross Internal Area = 339.1 sq m / 3651 sq ft
 Approximate Garage Internal Area = 22.1 sq m / 238 sq ft
 Approximate Outbuildings Internal Area = 53.1 sq m / 572 sq ft
 Approximate Total Internal Area = 414.3 sq m / 4461 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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