



**Moloney**  
COUNTRY PROPERTY



**3 SHERINGHAM CLOSE STAPLECROSS**



## 3 SHERINGHAM CLOSE, STAPLECROSS, EAST SUSSEX. TN32 5PZ

A BEAUTIFULLY PRESENTED, DETACHED FOUR BEDROOM HOUSE WITH DETACHED DOUBLE GARAGE, LOCATED IN A SOUGHT AFTER CUL DE SAC LOCATION, WITHIN WALKING DISTANCE OF LOCAL VILLAGE AMENITIES. ENJOYING A GOOD SIZE CORNER PLOT ADJOINING WOODLAND, COMPRISING TWO RECEPTION ROOMS, CONSERVATORY, BESPOKE FITTED STUDY, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, GALLERIED LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATH/SHOWER. OFF ROAD PARKING, ENCLOSED REAR AND SIDE GARDENS. **GFCH. VIEWING HIGHLY RECOMMENDED.**

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, CONSERVATORY, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY. FIRST FLOOR LANDING, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER DOUBLE BEDROOMS, BEDROOM FOUR, FAMILY BATH/SHOWER ROOM. DETACHED DOUBLE GARAGE WITH PARKING TO THE FRONT, FRONT GARDEN, REAR GARDEN ADJOINING WOODLAND WITH PAVED TERRACE. GAS FIRED CENTRAL HEATING.



Covered entrance with steps up to:

Door to:

**ENTRANCE HALL:** UPVC double glazed leaded light window to the front. Matching doors to all rooms. Oak floor. Inset ceiling lights, coved ceiling. Turn staircase to the first floor with part galleried landing above. Under stairs storage cupboard.

**CLOAKROOM:** Obscure double glazed UPVC leaded light window to the front. Fitted with WC & hand basin set into double doored storage unit. Part tiled walls, mirror. Matching Oak floor.

**SITTING ROOM:** UPVC double glazed leaded light window to the front. Inset coal effect gas fire. TV point. Coved ceiling, dado rail, wall light points. Double doors through to the dining room. Large double glazed sliding doors to:

**CONSERVATORY:** UPVC double glazed windows to three sides with doors leading out to the rear paved terrace. Wall light points.

**DINING ROOM:** UPVC double glazed window enjoying views over the rear garden and woodland beyond. Matching Oak floor. Coved ceiling. Double opening doors through to the sitting room.

**KITCHEN/BREAKFAST ROOM:** UPVC double glazed window enjoying views over the rear garden and woodland beyond, double opening doors leading out to the rear. Fitted with range of base and wall units with Corian worktop over, inset with 1 1/2 integrated Corian sink with machined drainer to side. Four ring AEG gas hob with extractor over.

**GUIDE PRICE £675,000**



Plumbing for dishwasher, oven housing unit inset with Bosch double electric fan assisted oven, cupboards above and below. Inset ceiling lights. Tiled floor. Space for table. Door to:

**UTILITY ROOM:** UPVC double glazed leaded light window to the front, wooden part glazed door leading out to the side paved terrace. Fitted with base and wall units with laminate worktop over. Butler's sink, plumbing for washing machine, space for further appliances. Tiled splashbacks. Baxi gas fired boiler (recently installed) servicing hot water and central heating. Part tiled walls, tiled floor.

**STUDY:** UPVC double glazed window leaded light window to the front. Fitted with comprehensive bespoke range of storage cupboards, drawers and display shelves, including a workstation. Matching Oak floor.

Turned staircase with painted balustrade to the:

**FIRST FLOOR PART GALLERIED LANDING:** UPVC double glazed leaded light window to the front. Matching doors to all rooms. Loft hatch. Airing cupboard housing hot water tank with slatted shelves.

**MASTER BEDROOM:** UPVC double glazed window to the rear enjoying views over the garden and woodland beyond, with vertical blind. TV point. Range of built in wardrobe cupboards with hanging rails and shelves. Door to:

**EN-SUITE SHOWER ROOM:** Obscure UPVC double glazed leaded light window to the front. Fitted with white suite comprising WC, pedestal hand basin & shower cubicle with sliding glass door, with Aqualisa power shower. Inset ceiling lights. Tiled floor. Mirror. Chrome ladder style heated towel rail.

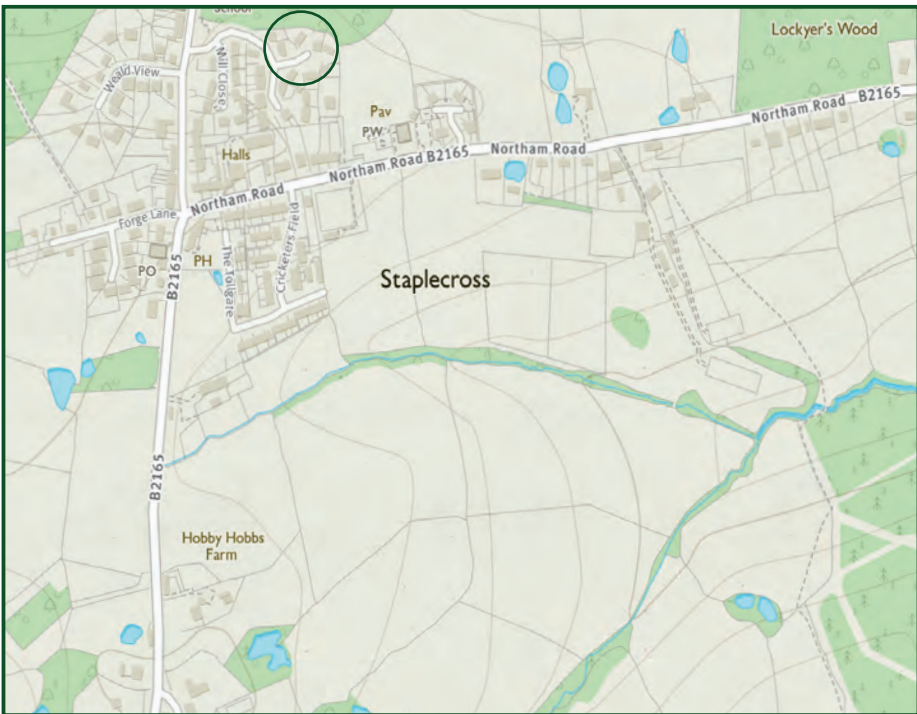
**BEDROOM TWO:** UPVC double glazed window to the rear enjoying views over the garden and woodland beyond with vertical blind.

**BEDROOM THREE:** UPVC double glazed leaded light window to the front. Fitted with range of wardrobe cupboards with hanging rails, shelves and drawers.

**BATH/SHOWER ROOM:** Obscure UPVC double glazed leaded light window to the front. Fitted with white suite comprising WC, semi integrated hand basin set into white high gloss, double doored storage unit with cupboards to side and laminate surround, tile panelled shower bath with glass screen to side. Tiled walls & floor, mirror. Chrome ladder style heated towel rail.

**BEDROOM FOUR:** UPVC double glazed window with vertical blind enjoying views over the rear garden and woodland beyond. Shelved storage cupboard.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**OUTSIDE:** The property is approached from the road over a double driveway providing parking and giving access to the detached double garage with twin up and over doors to the front, light and power connected. A gate to the right gives access to the side garden with paved terrace & timber garden store. The rear garden is mainly laid to lawn with mature planted beds, borders and landscaped lily pond, completely enclosed with hedged rear boundary enjoying views over the adjoining woodland. Outside tap, outside lights.

**SERVICES:** All mains services are connected, Gas central heating.

**FLOOR AREA:** 163 m2 (1,755 ft2) Approx.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'F'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling on the B2165, in the centre of Staplecross village, opposite the Cross Inn, turn onto the Bodiam Rd, take the first right turn into Sheringham Close, No 3 will be found on the left.

**What3Words (Location):** [///oaks.universal.elbow](https://www.what3words.com/#!/oaks.universal.elbow)

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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**MOLONEYCOUNTRYPROPERTY.COM**

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**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

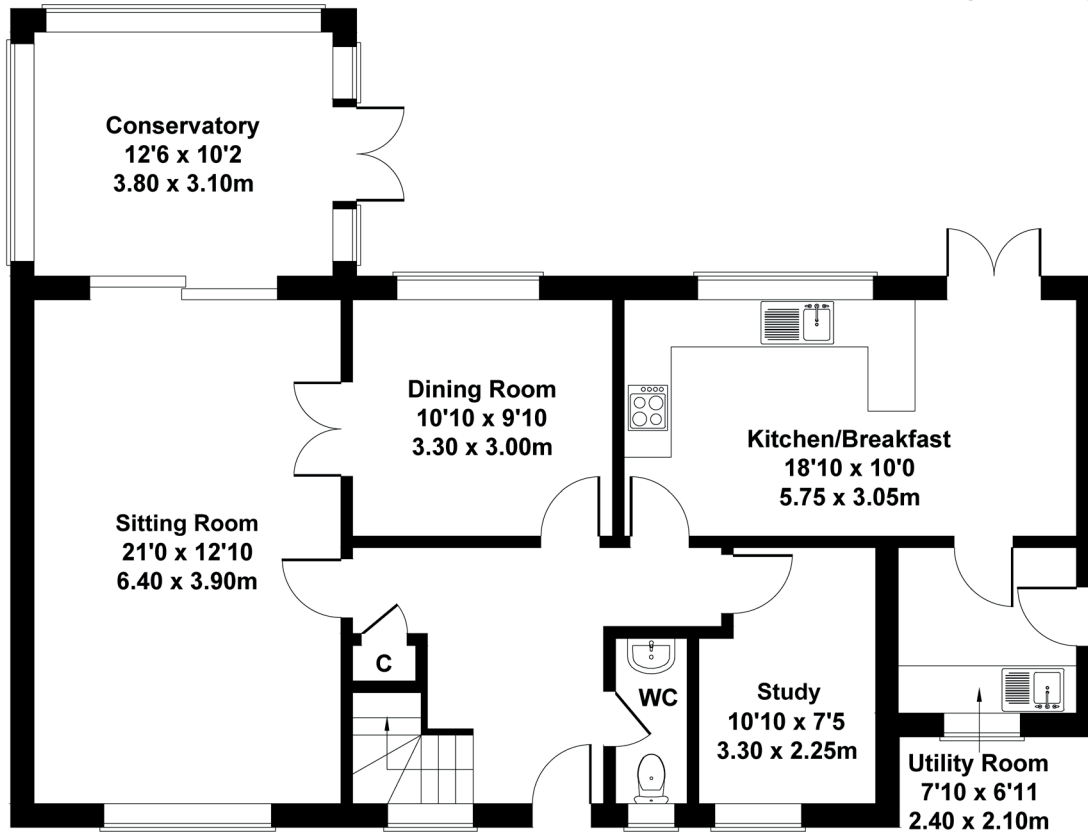
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**TELEPHONE: 01797 253000 or 01580 212828**

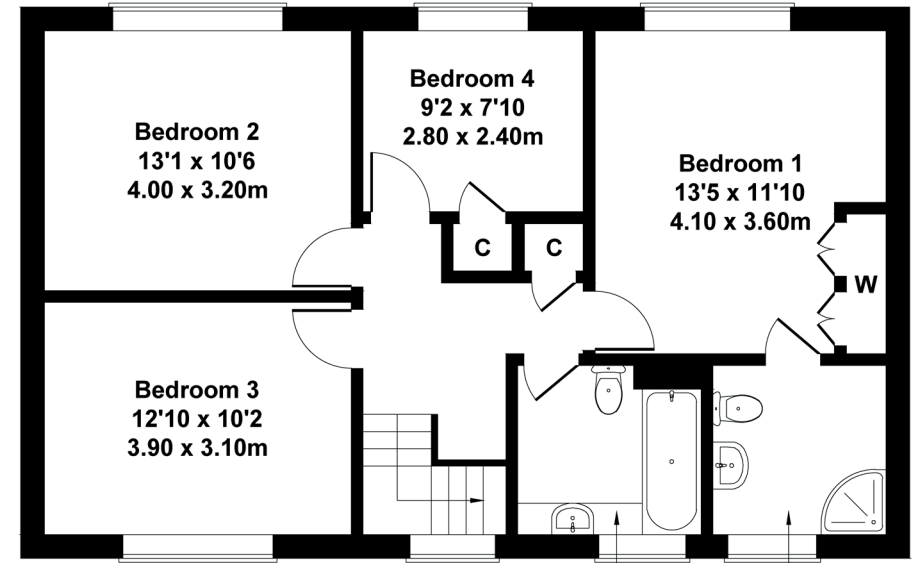
# 3 Sheringham Close

Approximate Gross Internal Area  
1755 sq ft - 163 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.

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