



Moloney
COUNTRY PROPERTY



KAMULA HOUSE WESTFIELD

KAMULA HOUSE, CHAPEL LANE, WESTFIELD, HASTINGS, EAST SUSSEX.TN35 4QX

AN INDIVIDUALLY DESIGNED, WELL PRESENTED DETACHED 4/5 BED FAMILY HOUSE, TUCKED AWAY OFF A QUIET LANE CONVENIENTLY LOCATED FOR VILLAGE AMENITIES, OFFERING SPACIOUS VERSATILE ACCOMMODATION, INCLUDING OPEN PLAN SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, 2 POTENTIAL GROUND FLOOR BEDS, 1ST FLOOR MASTER BEDROOM WITH BALCONY & EN SUITE, 2 FURTHER DOUBLE BEDROOMS, BATHROOM. DRIVE PROVIDING AMPLE OFF ROAD PARKING, DETACHED DOUBLE GARAGE, GOOD SIZE PRIVATE ENCLOSED REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE HALL, OPEN PLAN KITCHEN DINING SITTING ROOM, UTILITY ROOM, STUDY/BEDROOM , BEDROOM/SNUG, SHOWER ROOM. FIRST FLOOR LANDING, MASTER BEDROOM WITH BALCONY AND EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, BATHROOM. DETACHED GARAGE WITH STORE TO THE REAR, AMPLE PARKING. ENCLOSED GOOD SIZE REAR GARDEN. UNDERFLOOR GFCH. THROUGHOUT.



Steps down to canopied porch, front door with obscured glazed panel to side to:

ENTRANCE HALL: Matching oak doors to all rooms, open tread oak staircase to the first floor. Storage cupboard. Granite tiled floor with underfloor heating (throughout the house). Double opening glazed oak doors to:

SITTING ROOM: Two sets of French doors leading out to the rear garden. Double sided inset wood burning stove. Granite tiled floor. TV point. Wall light points. Opening to:

DINING ROOM: French doors leading out to the rear garden. Double sided inset wood burning stove with shelved recess to side. Double doors back through to the entrance hall. Granite tiled floor. Opening to:

KITCHEN/BREAKFAST ROOM: Double glazed window to the rear. Fitted with range of handle-less high gloss burgundy base and wall units with square edge granite worktop over, inset with twin sink units with machined drainer to side, matching granite upstands. AEG gas hob with extractor over and drawers below, AEG double ovens with cupboards above to below, integrated larder fridge, AEG integrated dishwasher. Matching island comprising cupboards, drawers and breakfast bar with 3 pendant lights over. Inset ceiling lights. Matching granite tiled floor. Door back through to the entrance hall, door to:

UTILITY ROOM: Double glazed window to the front, door leading out to the side: Fitted with range of white handle-less, high gloss base and wall units with square

GUIDE PRICE £685,000



edge granite worktop over, inset with single stainless steel sink, machined drainer to side. Cupboard housing Worcester gas fired boiler, plumbing for washing machine, space for tumble dryer and further fridge or freezer. Inset ceiling lights, small loft hatch, cloaks hooks. Matching granite tiled floor.

STUDY/BEDROOM FIVE: Double glazed window to the front. Inset ceiling lights. Matching granite tiled floor. Shelves.

SHOWER ROOM: Obscure double glazed window to the side. Fitted with white suite comprising WC, hand basin set on to white high gloss storage unit. Tiled corner shower cubicle. Tiled floor with underfloor heating. Extractor, shaver point.

BEDROOM FOUR/SNUG: Double glazed window to the front. Inset ceiling lights. Matching granite tiled floor. TV point.

Open tread Oak staircase with glass balustrade to the:

FIRST FLOOR LANDING: Double glazed window to the front. Inset ceiling lights. Cupboard housing under floor heating controls. Wall light points. Oak floor.

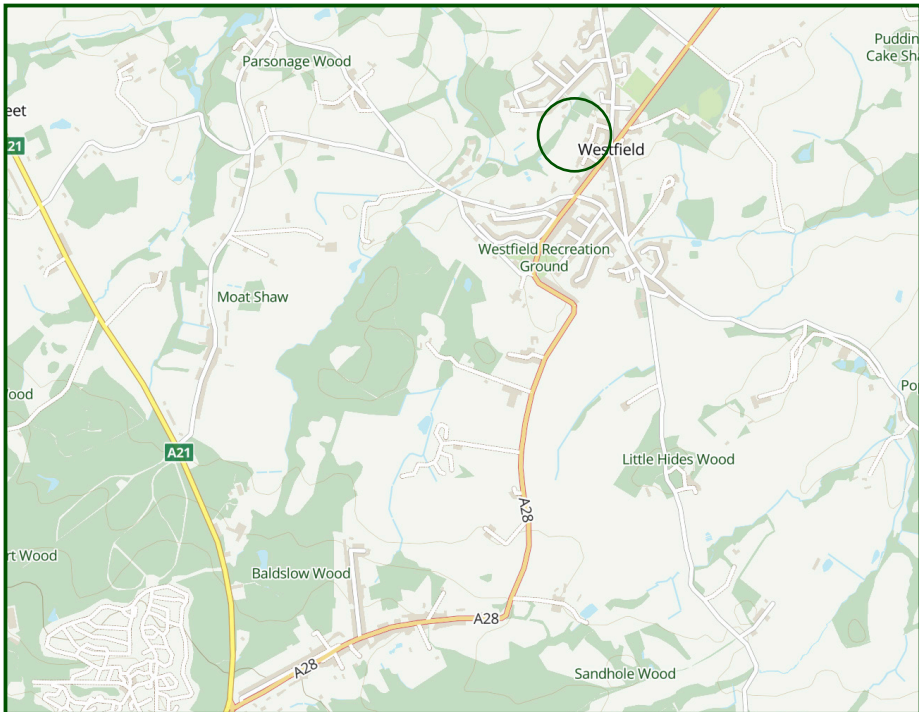
MASTER BEDROOM: Doors opening to balcony enjoying views over the rear garden. Part sloping ceiling. Oak floor. Door to:

EN-SUITE SHOWER ROOM: Double glazed window to the rear enjoying views over the garden. Fitted with white suite, comprising WC, oval semi integrated hand basin set into white storage unit with tiled splash-back, mirror/light over, shaver point. Corner shower with body jets. Tiled floor, inset ceiling lights.

BEDROOM: Double aspect room with double glazed windows to the front and rear. Two built in wardrobe cupboards with hanging rails. Oak floor. Inset ceiling lights, loft hatch. Part sloping ceiling. Eaves storage cupboard.

BATHROOM: Obscure glazed window to the side. Fitted with white suite comprising WC, pedestal hand basin and tile panelled bath with central taps in tiled surround. Extractor. Tiled floor.

BEDROOM: Double glazed window to the front. Oak floor. Part sloping ceiling.



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 lane, over a brick paved driveway providing ample parking and giving access to the detached double garage with remote controlled door to the front, light and power connected, first floor boarded area with Velux window to the side, door to the attached store with door to the garden. Steps lead down to a matching pathway to the front door. Gated access to both sides of the house lead to the private, enclosed rear garden, which is of good size, mainly laid to lawn with gravelled terrace and tree lined rear boundary.

SERVICES: All mains services are connected. Underfloor Gas fired central heating. Fibre optic broadband

FLOOR AREA: 195 m² (2,100 ft²)

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 south on the A28, continue into Westfield over the small crossroads, take the next right turning into the unmade road, Chapel Lane, bear right at the end, Kamula House will be found after a short distance on the left.

What3Words (Location): [///camp.switch.plate](https://www.what3words.com/camp.switch.plate)

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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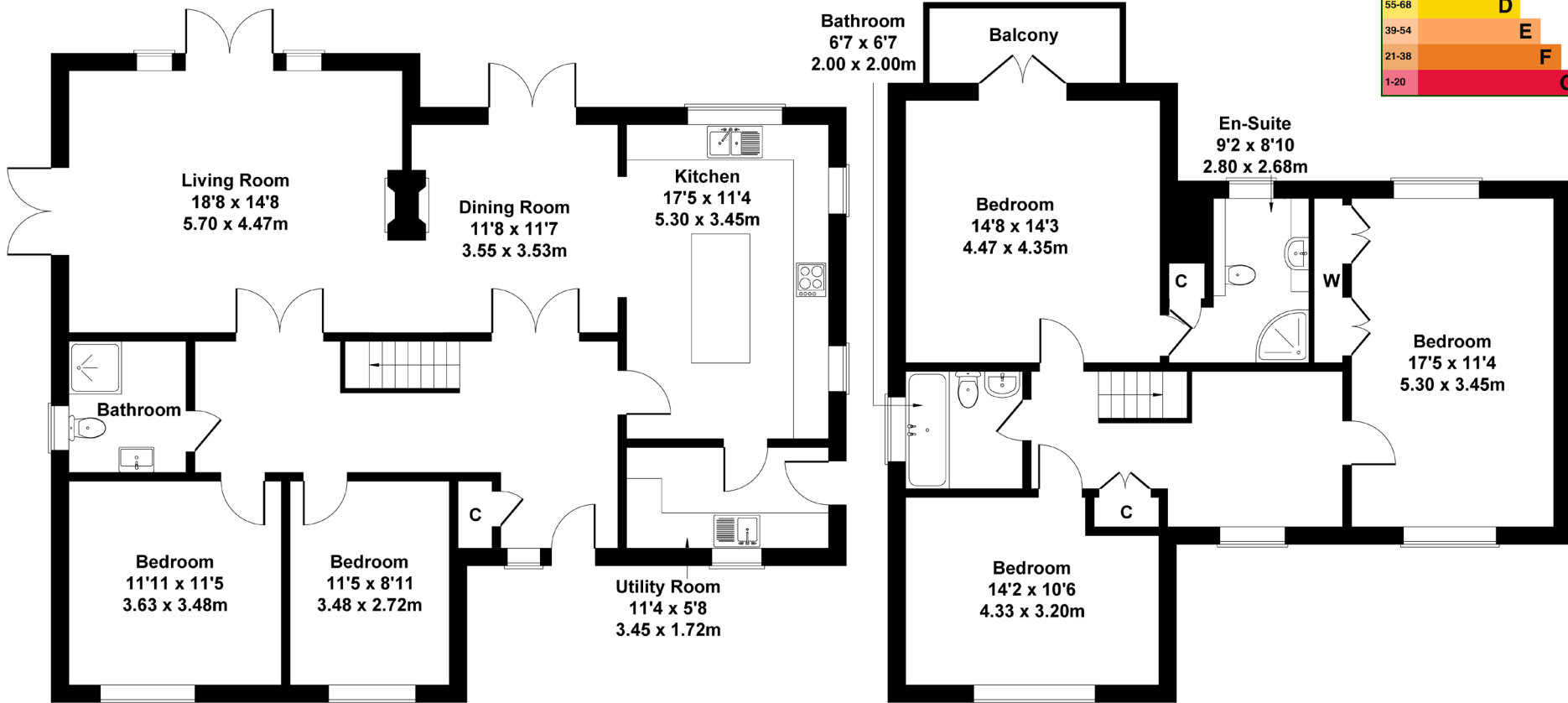
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

Kamula

Approximate Gross Internal Area
2099 sq ft - 195 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Not to Scale.
For Illustrative Purposes Only.

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