

**RUSH
WITT &
WILSON**



Highwoods Farm Whydown Road, Bexhill-On-Sea, East Sussex TN39 4RB
Offers In Excess Of £995,950

An Exceptional Six-Bedroom Detached Victorian Farmhouse

This stunning, six-bedroom detached Victorian farmhouse is situated in a picturesque rural setting, surrounded by approximately 0.50 acres of beautifully landscaped gardens. The property boasts an impressive array of character features, including exposed beams, oak joinery, and elegant fireplaces.

Tastefully modernized to provide versatile living spaces, the property features four reception rooms, including a grand reception hall, sitting room, dining room, drawing room, and cloakroom. The high-quality kitchen/breakfast room is equipped with an Aga and features a utility room and laundry room. Additional amenities include a games room/home office and a range of high-quality bathrooms with en-suite facilities. The property's oil-fired central heating system and double-glazed windows ensure a warm and comfortable living environment. The exterior features two driveways providing extensive off-road parking, an integral garage, and a range of useful outbuildings.

The grounds are truly exceptional, offering a tranquil setting perfect for alfresco dining and entertaining. We highly recommend viewing this exceptional property to fully appreciate its unique character and charm.





Reception Hallway

12'2" 21'1" (3.72m 6.45m)
Exposed beams, window to the front and side elevations via an entrance lobby section. Two roll top radiators, glass fronted modern electric feature fire, built-in understairs cupboards and cloaks cupboards.

Cloakroom/Rear Lobby

With exposed beams, obscure glass windows to side elevation, pedestal wash hand basin, w.c. with low level flush, wall mounted radiator and door to the side courtyard.

Living Room

21'10" x 19'8" (6.66m x 6m)
Windows to the front and side elevations with French doors leading to patio area, two traditional roll top radiators, wood burning stove set in inglenook style fireplace with oak Bessemer.

Dining Room

16'0" x 12'1" (4.88m x 3.70m)
Oak beams, windows to the front elevation, traditional roll top radiator, exposed terracotta floor tiling, wood burning stove set in oak framed fireplace.

Reading Room

15'3" x 12'5" (4.67m x 3.80m)
Windows to the side and front elevations, contemporary glass fronted real flame electric fire, roll top radiator, shelving for books.

Kitchen/Breakfast Room

24'2" x 11'11" (7.39m x 3.64m)
Windows overlook both the rear and front elevations, roll top radiator, exposed beams, traditional Farm House style kitchen with base units, integrated one and a half bowl sink unit with mixer tap, Corian worktops, glass electric hob, plumbing for dishwasher, space for American style fridge/freezer, integrated oven and grill and electric powered AGA.

Pantry

Marble shelving, tiled walls and floor.

Utility Room

19'1" x 4'8" (5.82m x 1.44m)
Bay windows overlook the courtyard garden to the side and further window to the rear, double radiator, base units with straight edge worktops, plumbing for washing machine, space for tumble dryer, space for hanging and drying clothes, door through to the garage.

Boiler Room

Houses the free standing oil fired central heating boiler, window to the front elevation, hot water cylinder.

Games Room/ Office

18'8" x 12'9" (5.69m x 3.89m)
Windows overlook both the front side and the rear elevations, large double radiator with power and light, situated above garage.

First Floor Landing

Turning staircase which is galleried with stained glass windows to the rear elevation, bedroom linen cupboards and traditional two roll top radiators, further storage cupboard.

Bedroom One

17'10" x 11'11" (5.46m x 3.64m)
Windows overlook the beautiful adjoining countryside to the side of the property, double radiator, pedestal wash hand basin and storage cupboard.

Bedroom Four

15'0" x 9'8" (4.58m x 2.97m)
Double radiator, window to the front elevation, inset wash hand basin with vanity unit beneath, built-in wardrobe cupboard.

Family Bathroom Suite

Comprising w.c. with low level flush, inset pedestal wash hand basin, heated towel rail with roll top radiator, walk-in shower cubicle with electric shower unit controls, shower head, velux window to the front elevation with partly tiled walls and linen cupboards and towel drawers on entry.

Bedroom Three

15'0" x 11'8" (4.58m x 3.56m)
Windows to the front and side elevations, double radiator, wash hand basin, vanity unit beneath.

Bedroom Two

17'0" x 13'1" (5.20m x 4m)
Double radiator, original cast iron fireplace with tiles, hardwood surround, window to the front elevation.

En-Suite

Comprising w.c. with low level flush, pedestal wash hand basin, double ended panelled bath with shower screen, chrome rainfall shower head with controls, heated towel rail with roll top radiator, obscure glass window to the side elevation, electric radiator, built-in vanity cupboard, tiled walls.

Bedroom Five

12'9" x 8'7" (3.90m x 2.64m)
Two windows overlook the rear elevation, original tiled fireplace, corner wash hand basin with tiled splashbacks and wardrobe cupboard and is currently used as a nursery.

Cloakroom

W.C. with low level flush, roll top radiator, obscure glass window to the side elevation.

Second Floor Landing

Wardrobes and eaves storage.

Bedroom Six

16'9 x 10'8 (5.11m x 3.25m)
Countryside views, wash basin, built in wardrobe, radiator.

Outside

Approx. 0.50 Acres in total.

Front Garden

A beautiful wild and mature shrubbery of various kinds, the driveway is accessed by a five bar gate onto the gravelled hardstanding area to the front of the property with a additional access via electrically operated gates which take you to the side and rear of the property with the garage and additional off road parking is found on gravelled driveway area.

Side and Rear Gardens

These are a particular feature of the property which are beautifully landscaped, stunning and idealic with various patios to enjoy the amazing layout with sun terraces and gentle steps meandering down to the main lawned and is all enclosed with a whole host of different mature shrubbery plants and trees of various kinds, chip barked safe play area to the rear of the garden with a large metal shed suitable for storing ride on lawn mowers etc. The garden moves to the side with a beautiful walled garden area and beautiful patio areas for alfresco dining, Victorian style brick built fully glazed garden room/studio with an opening out onto inner courtyard areas which are very private and secluded with large flagstone and shingled areas, stunning shrubbery and original walls add to this very special space and garden. The garden continues to the other rear and side area with timber framed shed and all accessed by picket gates, large woodstore. Garage area with additional off road parking and all enclosed with mature shrubbery of various kinds and some fencing.

Integral Garage

18'11" x 12'11" (5.78m x 3.96m)
Electrically operated up and over door, workshop area and built-in understairs storage area. Radiator to make it suitable for storing classic cars. Above the garage is a games room/bedroom.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



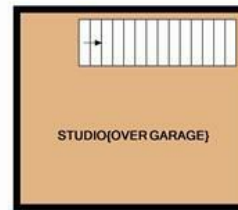




GROUND FLOOR
APPROX. FLOOR
AREA 1875 SQ.FT.
(174.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3679 SQ.FT. (341.8 SQ.M.)

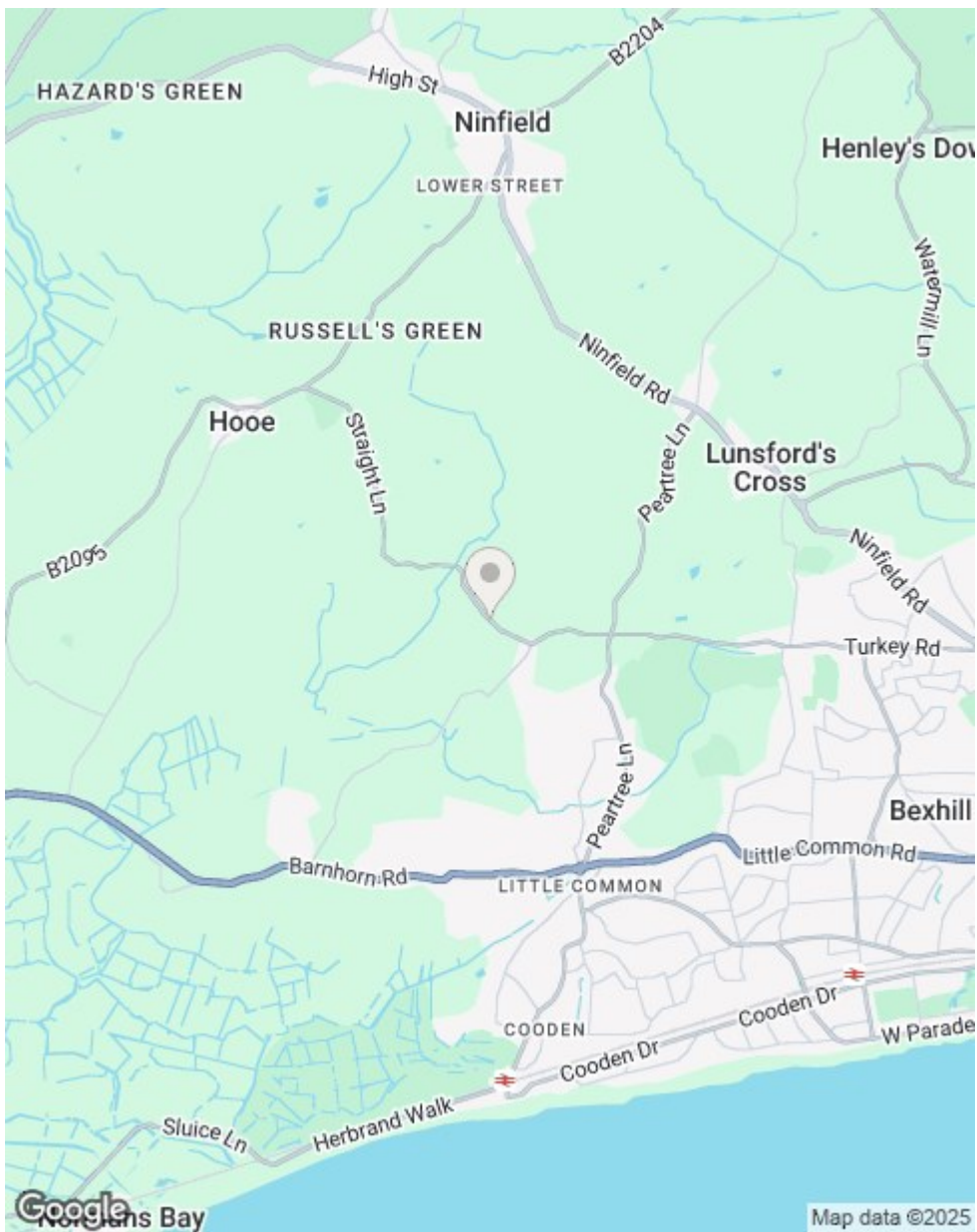
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix G2014.



1ST FLOOR
APPROX. FLOOR
AREA 1526 SQ.FT.
(141.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)



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		
	34	72
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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