

**RUSH
WITT &
WILSON**



**Pathways Northiam Road, Broad Oak, Rye, East Sussex TN31 6DS
Guide Price £528,000**

GREAT FAMILY HOME IN POPULAR VILLAGE

Rush Witt & Wilson are pleased to offer a detached village home with good size garden, garage and parking. The well presented and generously proportioned accommodation comprises three double bedrooms, one with en suite shower room and dressing room. Double aspect living room and a superb kitchen / dining room with folding doors opening to the rear terrace. Stylish family bathroom. Garden to front and rear, large decked terrace and areas of lawn. Summerhouse / studio. Garage and parking for several cars.

There is planning permission to remodel / extend
For further information and to arrange a viewing please call our Rye Office on 01797 224000.



Locality

Located in the heart of Broad Oak, a popular Sussex town between the historic towns of Rye and Battle.

Local amenities in Broad Oak and neighbouring Brede include a general store, active Community Hall which also hosts a Weekly Farmers Market, Bakery, Public Houses / Restaurants and a Doctors Surgery.

Situated within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all only a short drive away and offer further shopping, sporting and recreational amenities.

Porch

5'10" x 3'11" (1.80 x 1.20)

Reception Hallway

Stairs to first floor. Built in cupboard.

Bedroom

12'9" x 11'11" (3.91 x 3.65)

Double aspect with two small windows to the side and another large window to the front.

Bedroom

14'8" x 11'2" (4.48 x 3.41)

Two windows to the rear and double doors to the side opening to terrace / garden.

Bathroom

7'4" x 6'3" (2.24 x 1.91)

A modern bathroom comprising a freestanding bath with mixer tap / hand held shower attachment. Suspended wash stand and wc. Generous wall and flooring tiling. Heated towel rail. Window to the rear.

Kitchen / Dining room

20'6" x 11'9" (6.25 x 3.59)

A light and airy open plan space with window to the front and

folding doors to the rear.

Extensively fitted with a range of modern cupboard / drawer base units and an upright unit with oven / grill. Island unit with inset ceramic hob. Space and point for fridge / freezer. Complimenting worktop with inset sink.

Living Room

19'8" x 11'10" (6 x 3.61)

Double aspect with windows to the front and side. Feature fireplace with inset log burner and log storage.

First Floor

Stairs rise from the Reception Hallway.

Bedroom

13'10" x 12'4" (4.24 x 3.76)

Window to the rear.

Shower Room

8'9" x 5'10" (2.67 x 1.78)

Walk in shower cubicle, wash basin and wc. Heated towel rail. Skylight to the side.

Dressing Room

11'9" x 4'9" (3.6 x 1.47)

Skylight to the side. Access to eaves storage.

Outside

To the front is a hardstanding for several cars and access to the garage.

Double gates open to a winding path that leads to the front door. There are areas of lawn and a log edge border with a variety of shrubs and trees.

Large raised koi pond. Gated pathway to the side.

The rear garden incorporates a composite decked terrace with space for hot tub, this is accessed from the kitchen / dining room and creates a great space for alfresco entertaining.

There is a good size lawn bordered by mature trees, providing privacy and seclusion. Substantial timber summerhouse / studio.

Garage

Up and over door to the front. Personal door to the side. Light and power connected.

Agents Notes

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.

Council Tax Band - E

Planning Permission

Planning permission has been granted Ref: RR/2023/580/P For a side extension to rear dormer and internal alterations. plans and further details available on request



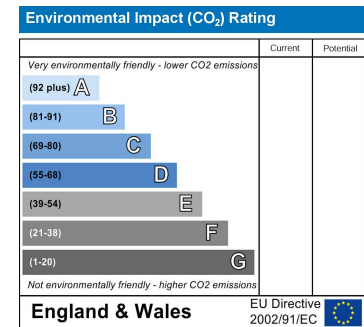
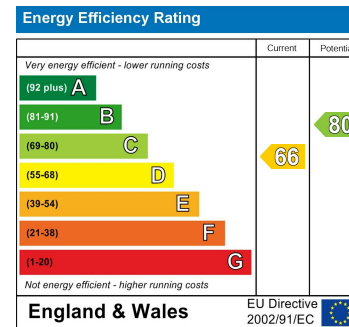
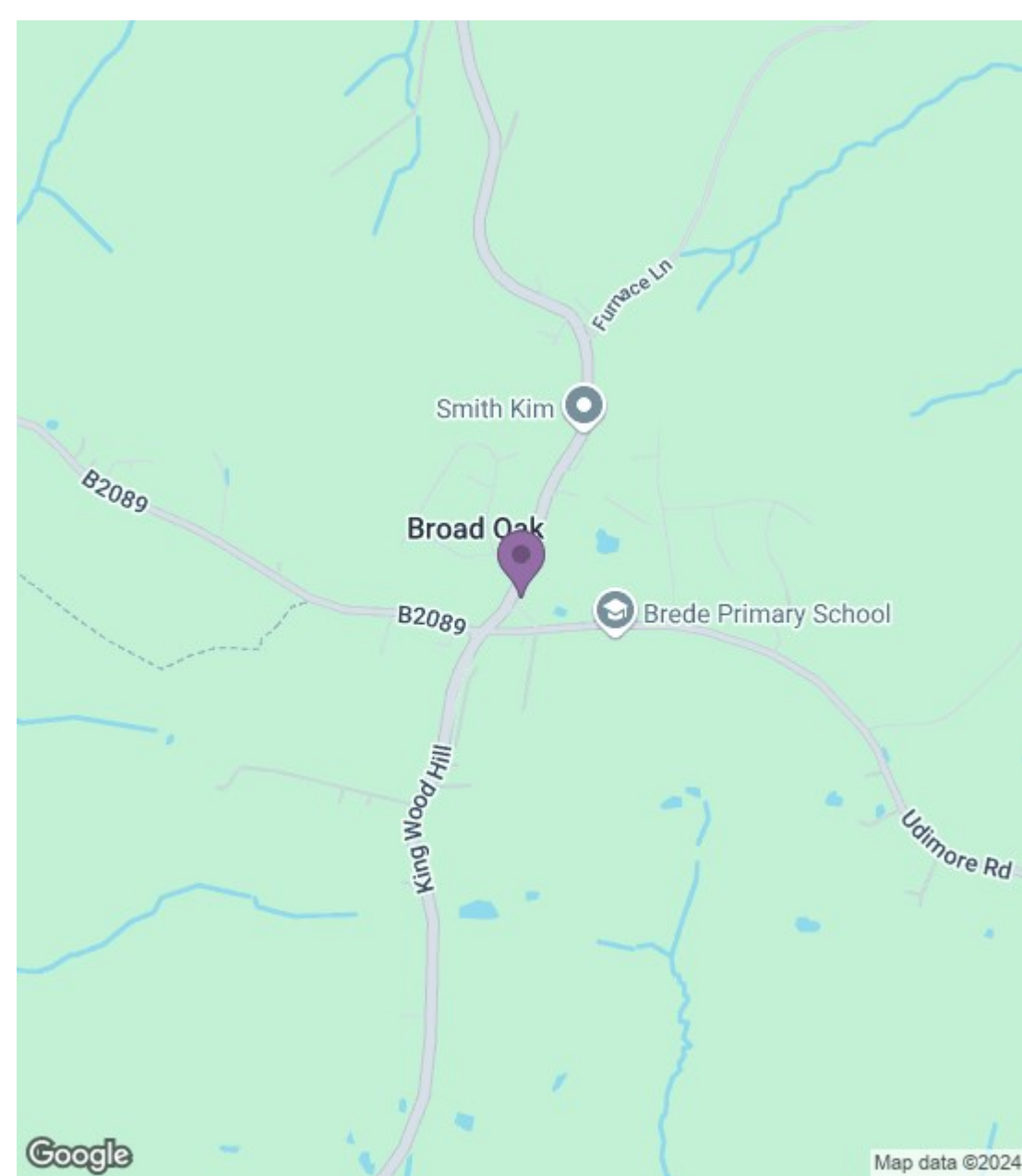
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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