

**RUSH  
WITT &  
WILSON**



**5 Oakhill Cottages Peasmarsh Road, Beckley, East Sussex TN31 6TJ**  
**Guide Price £599,950**



**An incredibly spacious and extended four bedroom attached family home enjoying a peaceful and semi-rural position of Beckley Village located within an AONB. Accommodation to the ground floor comprises a 18ft double aspect living room with wood burning stove and french doors to the rear garden, 16ft sitting room with open fireplace, further ground floor playroom / office, WC and stunning 18ft kitchen / dining room with bi-folding doors to the rear and separate utility. To the first floor are four generous double bedrooms with fitted wardrobes and en-suite shower room to the master bedroom in addition to a stylish main bathroom suite. Outside enjoys a large rear garden laid to lawn offering a choice of paved and decked seating areas, children's playhouse, workshop and 15ft studio / office with power and lighting. To the front offers off road parking for several vehicles over a shingled driveway. The property is conveniently located to the well regarded Village Primary School and just a short drive to Rye offering a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands.**

**For further information and to arrange a viewing please contact our Rye Office - 01797 224000**



<b>Entrance porch</b> 5'8 x 4'6 (1.73m x 1.37m) Oak front door, tile flooring, windows to front and side aspects, exposed joinery, timber effect composite front door with viewing pane and sidelight window to inner hallway.	recessed LED downlights, space for dining table and chairs. Kitchen hosts a variety of matching base and wall units with shaker style doors beneath Oak counter tops, inset double ceramic basin with tap, metro tile splashbacks, fitted electric STOVES range style double oven with seven ring gas burner ( bottle fed) tile splashbacks, steam oven, pull out bin, integrated AEG dishwasher, variety of above counter level power points, eye level display cabinets and plate rack, fitted wine fridge, integrated eye level microwave, warming draw, recess for an American style fridge / freezer.	<b>Bedroom</b> 15'1 x 9'2 (4.60m x 2.79m) Internal ledged and braced door, carpeted flooring, window to front aspect with radiator below, power points, access panel to loft, ceiling downlights.
<b>Hallway</b> Oak flooring with inset coir mat, straight run carpeted staircase to first floor landing with cupboard below, exposed brickwork, wall lighting, radiator, power points, bookcase with fitted cupboards below via painted doors, built in coat / shoe cupboard with shelving and hanging via door.		<b>Bathroom</b> 11'9 x 6'5 (3.58m x 1.96m) Internal ledged and braced door, decorative tile flooring, obscure window to side aspect, double walk-in shower enclosure with concealed mixer, large rainfall head and niche, traditional style radiator, double ended bath suite with painted panelling, push flush WC, vanity unit with counter top basin, metro wall tiling and extractor fan.
<b>Cloakroom</b> Internal door, wood effect flooring, obscure window to front aspect, push flush WC, vanity unit with cupboards below, metro wall tiling and light.	<b>Utility Room</b> 10'5 x 5'1 (3.18m x 1.55m) Open access from kitchen / dining room, tile effect Karndean flooring, window to rear aspect, ceiling light, fitted base units with shaker style doors beneath oak effect laminated counter tops, inset ceramic basin with drainer and tap, tile splash backs, heated towel radiator, space and plumbing for both washing machine and tumble dryer, space for fridge / freezer.	<b>Bedroom</b> 12' x 10'5 (3.66m x 3.18m) Internal ledged and braced door, carpeted flooring, window to rear aspect with radiator below, ceiling downlights, power points, TV point.
<b>Living Room</b> 18' x 13'2 (5.49m x 4.01m) Engineered Oak flooring, two windows to side aspect, exposed brick fireplace housing a cast-iron wood burning stove over a brick hearth, external French doors with sidelight windows to the rear, exposed joinery and wall lighting, radiator with decorative cover, internal glazed doors to playroom / office, variety of power points, TV point.	<b>Stairs and landing</b> Carpeted staircase with timber balustrade, window to front aspect, exposed brickwork, ceiling downlights, airing cupboard via pine door.	<b>Outside</b> There is a shingled driveway to side bordered by high level close board fencing incorporating gate to rear gardens, external lighting. To the rear is a large Indian sandstone paved terrace from the rear elevations providing a private alfresco dining area leading to a level area of lawn enclosed by high level fencing and established hedgerow boundaries, high level gate to front, further decked seating area, timber playhouse, garden studio and workshop.
<b>Playroom / Office</b> 9'2 x 8'6 (2.79m x 2.59m) Internal glazed doors, engineered oak flooring, window to front aspect with radiator below, series of wall lights, power points, alcove with shelving, consumer unit.	<b>Bedroom</b> 13'1 x 11'1 (3.99m x 3.38m) Internal ledged and braced door, carpeted flooring, window to front aspect, radiator, ceiling downlights with dimmer controls, power points.	<b>Garden Studio / Office</b> 15'4 x 10'9 (4.67m x 3.28m) External door, windows to front aspect, raised skylight windows, power points, lighting.
<b>Sitting Room</b> 16' x 11'6 (4.88m x 3.51m) Internal ledged door, oak flooring, window to front aspect, radiator, exposed brick open fireplace with brick hearth, high level cupboards via painted doors, variety of power points, TV point, wall lights.	<b>Bedroom</b> 11'5 x 11' (3.48m x 3.35m) Internal ledged and braced door, carpeted flooring, window to rear aspect, radiator, exposed joinery, fitted wardrobes via mirrored sliding doors, wall lighting, power points, TV point, internal door to en-suite shower room.	<b>Agents note</b> 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. Oil fired central heating system. Mains drainage. Local Authority - Rother District Council. Band B.
<b>Kitchen / Dining Room</b> 18'9 x 12'2 (5.72m x 3.71m) Ceramic tile flooring with underfloor heating, window to rear aspect, bi-folding doors to side, open access to utility room,	<b>En-suite Shower Room</b> 7'1 x 6'2 (2.16m x 1.88m) Internal door, ceramic tile flooring with under floor heating, obscure window to rear aspect, wall hung vanity unit with cupboards below, corner push flush WC, corner shower enclosure with screen doors, towel radiator.	





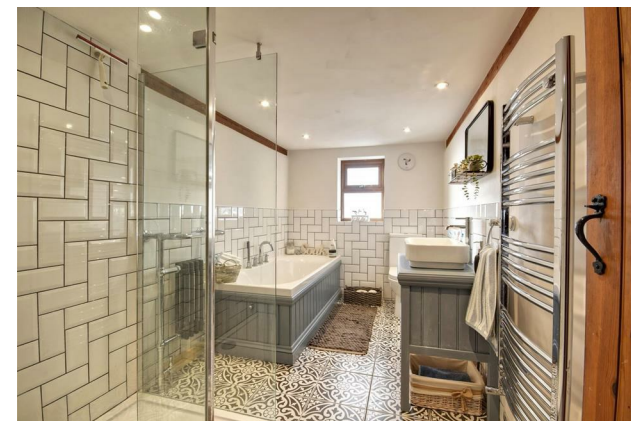
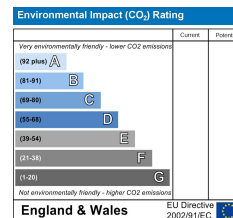
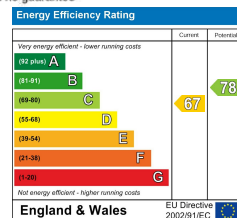




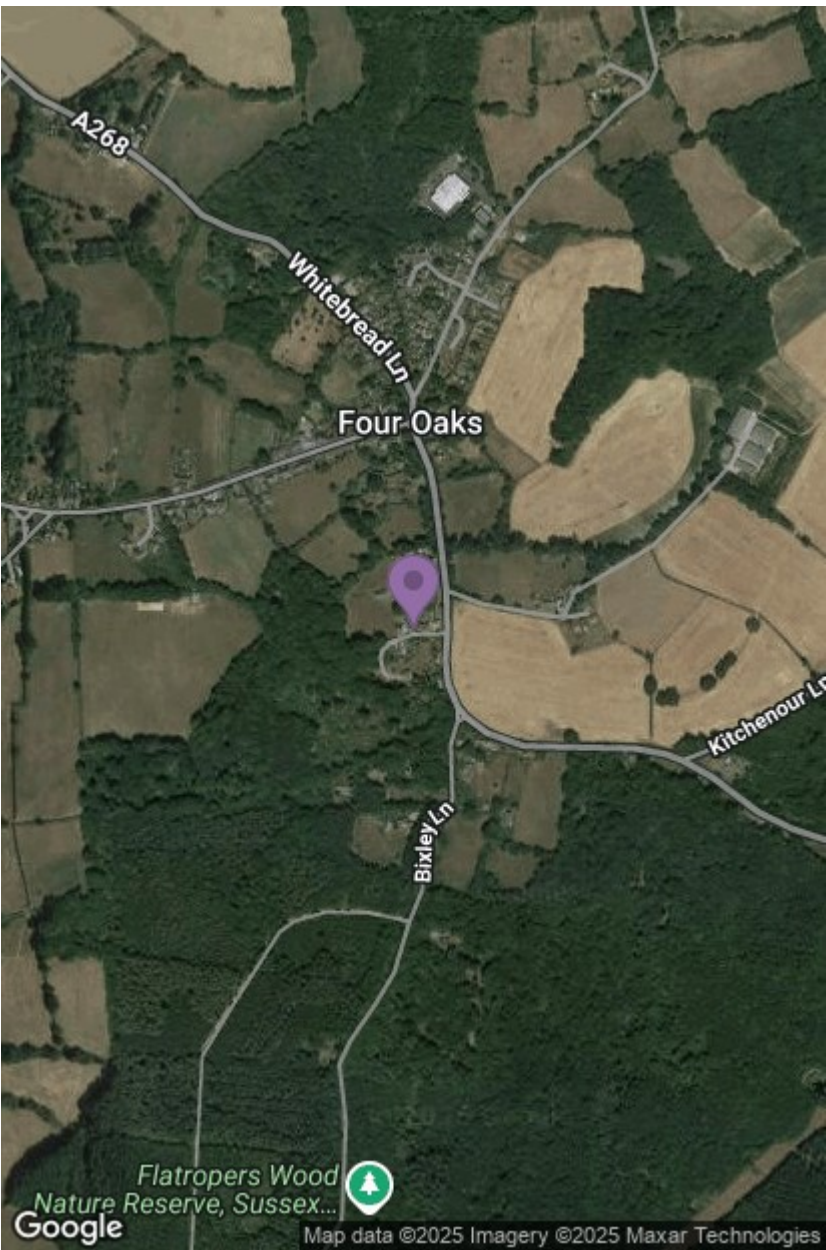
TOTAL FLOOR AREA : 1874 sq.ft. (174.1 sq.m.) approx.

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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