

**RUSH  
WITT &  
WILSON**



**Oakwood House, 4 Kiln Close, Hellingly, East Sussex BN27 4EJ  
£695,000**

**This substantial six bedroom modern detached family home is simply stunning, offering versatile family accommodation arranged over three floors.**

**One of four properties forming this exclusive close, conveniently located just a short drive from an excellent selection of shops and amenities.**

**The property is approached via a wooden five bar gate with attractive post and rail fencing, leading onto an ample parking area and a double detached garage. On entering the property you are immediately impressed with the welcoming entrance hall with access to all the principal and generously proportioned rooms. Comprising a sitting room with a wood burning stove, dining room, study/home office, kitchen/breakfast room with garden access, utility room and cloakroom. To the first floor there is a well appointed family bathroom and four double bedrooms with the master enjoying rural views and an en-suite shower room. The second floor comprises a further two bedroom and an en-suite shower room. This floor could be ideal for a family with teenage children to have their own space or considered ideal for guest providing that little extra privacy.**

**Outside there is a delightful rear garden which is fence and hedgerow enclosed with a number of mature trees.**

**A viewing would be highly recommended to fully appreciate everything this modern family home has to offer.**



The property is approached via a wooden five bar gate, leading onto a block paved driveway. A composite and glazed front door leads into:-

### Entrance Hall

15'5 x 7'19 to the max (4.70m x 2.13m to the max)

With double glazed windows to front aspect, engineered wood flooring, radiator and ceiling lighting

### Sitting Room

15'8 x 13' (4.78m x 3.96m)

Enjoying a delightful outlook over the rear garden via double glazed windows and a set of double glazed double doors, engineered wood flooring, two radiators, wall and ceiling lighting and wood burning stove on a tiled hearth with a wooden mantle.

### Kitchen/Breakfast Room

14'2 x 13 (4.32m x 3.96m)

Fitted with a comprehensive range of wall and base mounted units with a complementing work surface and matching up-turns, single bowl stainless steel sink with drainer and mixer tap, integral dishwasher and space for a wine cooler, range oven and American style fridge/freezer, tiled floor, inset and under unit lighting, double glazed window with an outlook over the rear garden and a set of double glazed double doors with garden access, radiator and space for breakfast table.

### Dining Room

11'11 x 11'11 (3.63m x 3.63m)

With large double glazed window to front aspect, engineered wood flooring, ceiling lighting and radiator.

### Study

10'2 x 7'10 (3.10m x 2.39m)

With double glazed window to front aspect, engineered wood flooring, radiator and ceiling lighting.

### Utility Room

10'2 x 9' to the max (3.10m x 2.74m to the max)

Fitted with matching wall and base mounted units with a work surface over and 1 1/2 bowl sink with drainer and mixer tap, cupboard housing the wall mounted gas fired boiler, space for washing machine and tumble dryer, tiled floor, radiator, inset ceiling lighting, double glazed window to side aspect and uPvc double glazed door with side access.

### Cloakroom

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage cupboard beneath, radiator, inset ceiling lighting and extractor.

Carpeted stairs lead to:-

### Galleried Landing

With double glazed window to front aspect, ceiling and wall lighting, radiator, linen cupboard and airing cupboard housing the Mega Flow hot water cylinder.

### Bedroom One

12'10 x 12' (3.91m x 3.66m)

With double glazed window to rear aspect with views over the rear garden and neighbouring countryside, ceiling lighting and radiator.

### En-suite Shower Room

6'8 x 6'10 (2.03m x 2.08m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, walk-in wet room style shower with fixed glass screen and fixed rainfall showerhead and handheld attachment, tiled floor, part tiled walls, ceiling lighting, heated towel rail and double glazed window to rear aspect.

### Bedroom Two

12'1 x 12' (3.68m x 3.66m)

With dual aspect double glazed window to front and side aspect, ceiling lighting and radiator.

### Bedroom Four

11'3 x 10'2 (3.43m x 3.10m)

Double glazed window to rear aspect, ceiling lighting and radiator.

### Bedroom Three

13' x 10'2 (3.96m x 3.10m)

Double glazed window to front aspect, ceiling lighting and radiator.

### Family Bathroom

9'7 x 5'8 (2.92m x 1.73m)

Well appointed with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, corner shower cubicle with fixed rainfall shower head and handheld attachment, contemporary freestanding roll top bath with mixer tap and shower attachment, tiled floor, part tiled walls, heated towel rail, ceiling lighting, extractor and double glazed obscured window to side aspect.

### Second Floor

Carpeted stairs leading to landing.

This top floor could be ideal for a teenager with one room arranged as there own television room/den, a bedroom and en-suite. Or could be equally nice for guests having the privacy of there own floor.

### Bedroom Five/Snug

15'4 x 12'1 (4.67m x 3.68m)

Flooded with light and within the eaves with a double glazed window to side aspect and Velux window, ceiling lighting and radiator.

### En-suite

Fitted with a low level w.c, vanity wash hand basin with storage drawers beneath and mixer tap, large shower cubicle with fixed rainfall shower head and handheld attachment, tiled floor, part tiled walls, inset ceiling lighting, chrome heated towel rail and Velux window to rear aspect.

### Bedroom Six

13'11 x 8'2 within the eaves (4.24m x 2.49m within the eaves)

With double glazed window to rear aspect, ceiling lighting, radiator and access to eaves storage.

### Outside

#### Front Garden

The front garden is principally arranged to provided off street parking for a number of vehicles whilst there is an area laid to level lawn, gated side access to the rear garden and enclosed with a combination of post and rail fencing and hedgerow.

#### Detached Double Garage

17'6 x 16'6 (5.33m x 5.03m)

With remote operated up and over garage door, power, lighting, eaves storage, double glazed window and uPvc pedestrian door.

#### Rear Garden

The delightful rear garden is large than you may expect and enclosed with a combination of close-board fencing and hedgerow. There is a sandstone paved seating area adjacent to the rear of the property, ideal for outdoor entertaining and can be accessed by both the kitchen and sitting room. This opens onto a level lawn that extends to the side of the property with some mature trees, gated side access and space for a timber shed.

#### Location

The old market town of Hailsham is about 2 miles away and offers a comprehensive range of shops and amenities including a Waitrose supermarket and independent theatre/cinema. For the London commuter the nearest rail station is at Polegate, approximately 12-minute drive away. Located within beautiful countryside, giving walks and cycle paths including the famous Cuckoo Trail.

#### Agents Notes

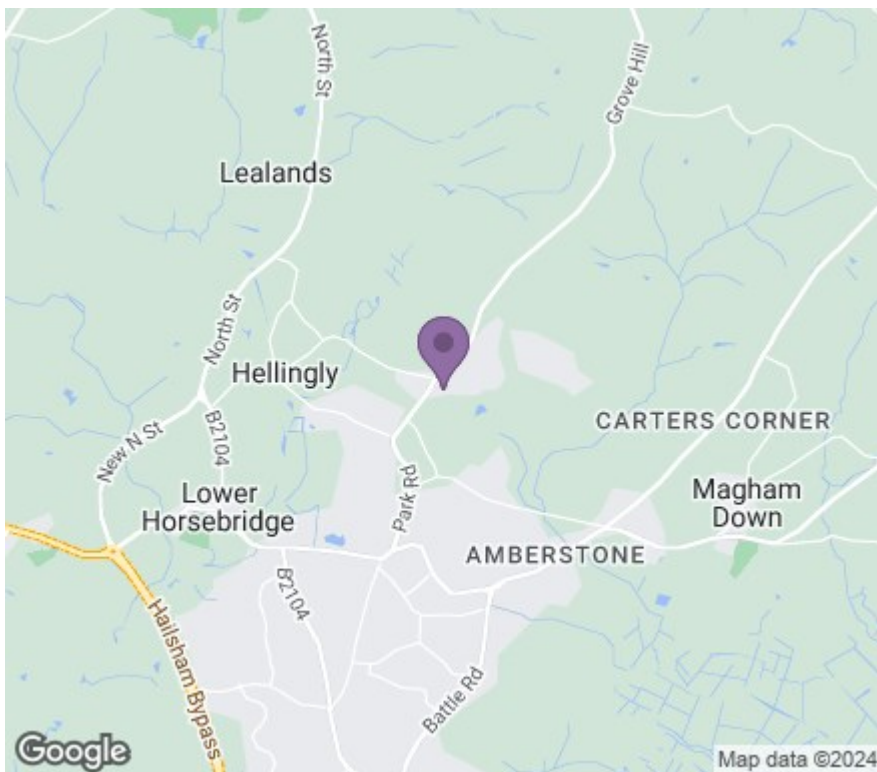
None of the services or appliances mentioned in these sale particulars have been tested.

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 F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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