

**RUSH
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**The Spinney, Straight Mile, Etchingam, East Sussex TN19 7BA
Offers In Excess Of £1,000,000**

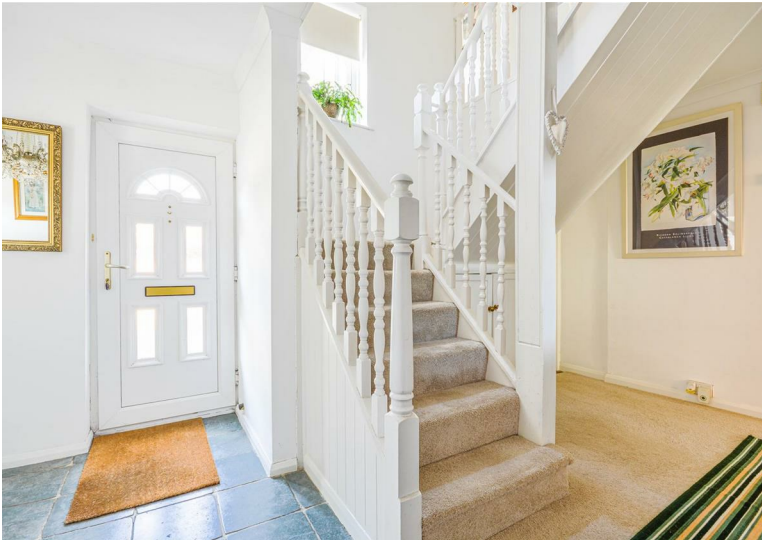
This impressive detached residence has stunning far reaching rural views to the rear and offers spacious versatile accommodation ideal for those seeking independent dual occupancy with a wonderful one bedroom annexe.

The main house comprises an entrance hall, cloakroom, kitchen, opening directly into a dual aspect dining room, stunning 34ft sitting room with wood burning stove and 24ft conservatory. To the first floor there is a galleried landing, a master bedroom with a balcony to take in the uninterrupted views, a dressing room that could also be a private study or part of a teenage suite with access into the shower room. There are three further well proportioned bedrooms and two well appointed bathrooms.

The annexe has a private entrance but can also be incorporated into the main house via an interconnect door and comprises a bedroom, open plan kitchen/sitting room and a bathroom. Considered ideal for dual occupancy or to provide a rental income.

Outside there is a large driveway, accessed via an electronically operated sliding gate, a double detached garage and a beautifully maintained private garden that enjoys a sunny aspect and adjoins neighbouring paddocks.

Conveniently located a short drive to the mainline station in Etchingham village and to a variety of shops and amenities in Burwash and Heathfield. Along with an excellent range of both private and state schools.



The property is approached via the driveway leading to a double glazed front door with exterior lighting and leading into:-

Entrance Hall

12'8 x 11'2 to the max (3.86m x 3.40m to the max)

With a combination of tiled and carpeted flooring, double glazed window to front aspect, ceiling lighting, radiator, under stairs storage cupboard.

Cloakroom

Fitted with a corner wash hand basin with hot and cold taps, low level w.c, electric heater, ceiling lighting, tiled floor, double glazed obscured window to front aspect.

Kitchen

11'8 x 12'3 (3.56m x 3.73m)

Fitted with a matching range of wall and base mounted units with glass display cabinet, complementing mixed work surface over, 1 1/2 bowl stainless steel sink with drainer and mixer tap, integral fridge, dishwasher and eye level microwave, space for range oven with cooker hood over, attractive tiled surround, tiled floor, combination of ceiling and unit lighting, radiator and double glazed window to front aspect.

The kitchen has a semi open plan feel opening directly into the dining/breakfast area.

Dining Room

15'1 x 12'6 (4.60m x 3.81m)

Enjoying a dual aspect via double glazed windows to the front and side of the property, flooding this room with light, ceiling lighting, radiator and tiled floor.

Doorway into:-

Sitting Room

34'2 x 17'4 reducing to 14'4 (10.41m x 5.28m reducing to 4.37m)

This stunning and versatile room offers ample space for seating and dining with a return door back to the entrance hall, double glazed windows and a double glazed double door with access into the conservatory. Exposed brick fireplace with a wood burning stove and alcove shelving, three radiator and ceiling lighting.

Conservatory

15'9 x 24'6 (4.80m x 7.47m)

This impressive room enjoys a delightful outlook over the garden via the double glazed windows and has access via double doors, travertine tiled floor, ceiling and wall mounted lighting, usable all year round with electric heaters and air conditioning.

First Floor

Galleried Landing

With double glazed windows to front aspect, ceiling lighting, radiator, large airing cupboard with shelves and hanging rail.

Bedroom One

16'1 x 15'9 (4.90m x 4.80m)

With a lovely views over the garden and adjoining countryside via floor to ceiling double glazed panels and a double glazed door onto the balcony, radiator and ceiling lighting.

Door way into inner hallway that opens into:-

Dressing Room/Office/Occasional Bedroom

10'10 x 14'5 (3.30m x 4.39m)

With a dual aspect via double glazed windows to the rear and side of the property with delightful countryside views, inset ceiling lighting, radiator, built-in window seat that doubles as storage.

This room would make a spacious dressing room for the master bedroom, a private study, nursery or work as a teenage suite combined with the bedroom.

Shower Room

7'10 x 7'7 (2.39m x 2.31m)

Fitted with a low level w.c, curved bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, tiled floor, tiled walls, Velux window to front aspect, ceiling lighting and heated towel rail.

Bedroom Two

12 x 9'7 (3.66m x 2.92m)

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

Bathroom

11'7 x 7'7 (3.53m x 2.31m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, freestanding roll top bath with mixer tap and shower attachment, large shower cubicle, tiled floor, part tiled walls, ceiling lighting, traditional radiator with combined towel rail, double glazed window to rear aspect.

Bedroom Three

9' x 15'3 (2.74m x 4.65m)

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

Bedroom Four

11'8 x 9'8 (3.56m x 2.95m)

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

Bathroom

6'5 x 6'3 (1.96m x 1.91m)

Fitted with low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment with electric Mira shower over, tiled floor, tiled walls, ceiling lighting, radiator and double glazed window to front aspect.

Attached Annexe

This exceptional addition to the property would be ideal for an extended family seek independent dual occupancy, or has income potential from letting out.

Private access from the driveway via a uPcv glazed door leading into:

Entrance

With inset lighting, radiator and lockable interconnect door leading into the entrance hall of the main house.

Bedroom

8'9 x 11'6 (2.67m x 3.51m)

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

Open Plan Kitchen/Sitting Room

14'8 x 18'9 to the max (4.47m x 5.72m to the max)

Arranged as an open plan living space and kitchen with combination flooring and flooded with light via the semi vaulted ceiling and Velux windows, further double glazed windows with garden aspect and a set of double doors with garden access. There is a radiator, wall and ceiling lighting, air conditioning and a large storage cupboard with plumbing and space to house a washing machine.

The kitchen area is fitted with matching wall and base mounted units with a work surface over, 1 1/2 bowl stainless steel sink with drainer and mixer tap, space for fridge and dishwasher, integral oven with four ring electric hob and cooker hood over and base mounted oil fired boiler. (the boiler fuels the whole property) Its also worth noting the electric to the annexe is metered separately.

Bathroom

5'9 x 9'2 (1.75m x 2.79m)

Fitted with a low level w,c, wash hand basin with mixer tap, curved jacuzzi bath with mixer tap with shower attachment and power shower over, tiled floor, tiled walls, ceiling lighting and heated towel rail.

Outside

Double Garage

16'4 x 16'5 (4.98m x 5.00m)

With remote operated up and over door, double glazed window, power, lighting and access to eaves storage space with lighting.

Garden

The beautiful rear garden is principally laid to lawn and enjoys a sunny southerly aspect and are fence and hedgerow enclosed with views overlooking the neighbouring paddocks. with a number of mature tress and shrub planted borders. There is an elevated decked seating area ideal for out door entertaining, two timber shed/stores and two greenhouses.

Its also worth noting the property has a CCTV security system and solar panels.

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

Annexe tax band A







GROUND FLOOR
2019 sq.ft. (187.5 sq.m.) approx.



1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 3161 sq.ft. (293.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(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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