

**RUSH
WITT &
WILSON**



**'Crabtrees' 12 Orchard Way, Sedlescombe, East Sussex TN33 0RD
£880,000**

This substantial detached five bedroom executive style family home is located in and beautiful quintessentially Sussex village within walking distance of the village store/post office, primary school, village hall, public house, hotel/restaurant and doctors surgery as well as fantastic rural walks. The property is within Claverham school catchment and close to several private schools and the mainline station at Battle serving London Charing Cross.

Set within a small prestigious development this desirable property offers generously proportioned and versatile accommodation comprising a grand reception hall with a central staircase, drawing room with connecting dining room both with access onto the garden, a study, cloakroom, utility room and well appointed kitchen/family. To the first floor there is a galleried landing, master bedroom with double wardrobes and an en-suite bathroom, the second bedroom also benefits from an en-suite and there a three further bedrooms and a family bathroom.

Outside there is ample parking, a recently detached home office/hobbies room/gym and a beautifully landscaped garden.



The property is approached via a substantial block paved driveway leading to a covered entrance with exterior lighting and external power point. A composite and glazed front door leads into:-

Reception Hall

14'9 x 14'8 to the max (4.50m x 4.47m to the max)

This grand welcoming space is flooded with light from the double glazed front aspect window but also from the open first floor galleried landing, which is accessed via central split staircase. Ceiling lighting with attractive ceiling rose, radiator with cover, hive thermostat and a large under stairs storage cupboard.

Cloakroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, double glazed obscured window to front aspect, radiator with cover and ceiling lighting with ceiling rose.

Drawing Room

20'9 x 13'6 (6.32m x 4.11m)

Accessed via double door from the reception hall and enjoying a dual aspect with double glazed windows to the side and a set of double glazed French door with garden access, stunning feature inglenook style fireplace with log effect gas fired 'Stockton 5' stove, two radiators and ceiling lighting with attractive rose detailing and coving. Double doors open into the dining room creating a semi open plan feel with the ground floor flowing round the reception hall.

Dining Room

14'10 x 14'3 (4.52m x 4.34m)

With double glazed French doors leading onto the rear garden, radiator with cover, ceiling lighting with attractive rose and coving and return door to the reception hall.

Study

13'6 x 8'9 (4.11m x 2.67m)

With double glazed window to front aspect, ceiling lighting with attractive rose detailing and coving and radiator.

Family Room

12'11 x 11'9 (3.94m x 3.58m)

The family room opens directly into the kitchen creating an ideal social family space. with double glazed window to front aspect, ceiling lighting and radiator.

Kitchen

12'10 x 11'4 (3.91m x 3.45m)

Fitted with a matching range of wall and base mounted units with an open plate rack, complementing work surface with 1 1/2 bowl sink with drainer and mixer tap, integral larder fridge, base mounted freezer, and dishwasher, rangemaster electric oven with cooker hood over, tiled surround, tiled floor, recessed ceiling and under units lighting and double glazed windows with aspect onto the rear garden.

Utility Room

5'1 x 5'9 (1.55m x 1.75m)

Fitted with base mounted units with work surface over and single bowl sink with drainer and hot and cold tap, space for washing machine and tumble dryer, recently installed Vailent gas boiler and consumer unit.

First Floor

Galleried Landing

Accessed via an impressive split staircase, with a double glazed window to front aspect, ample space to be a study or reading area if desired, airing cupboard, 3 wall points and ceiling lighting, loft hatch access with pull down ladder to a centrally boarded loft with lighting.

Master Bedroom

20' x 13'1 (6.10m x 3.99m)

With double glazed box bay window to front aspect, two built-in wardrobes with hanging rails, radiator and ceiling lighting with attractive ceiling rose and coving.

En-suite Bathroom

9' x 7'3 (2.74m x 2.21m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold tap, panelled bath with mixer tap and shower attachment, shower cubicle, part tiled walls, inset ceiling lighting, two heated towel rail, shaving point, extractor and double glazed obscured window to rear aspect.

Bedroom Two

14'6 x 11'4 (4.42m x 3.45m)

With double glazed window enjoying an outlook over the rear garden, built-in wardrobe, ceiling lighting, attractive coving and radiator.

En-suite Shower Room

6'3 x 9'2 (1.91m x 2.79m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, large shower cubicle, part tiled walls, inset ceiling lighting, heated towel rail, extractor and double glazed obscured window to rear aspect.

Bedroom Three

13'7 x 8'10 (4.14m x 2.69m)

With a double glazed box bay window to front aspect, ceiling lighting with attractive ceiling rose and radiator.

Bedroom Four

14'5 x 8'5 (4.39m x 2.57m)

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

Bedroom Five

11'3 x 8'1 (3.43m x 2.46m)

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

Bathroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, radiator, part

tiled walls, inset ceiling lighting, shaving point and double glazed obscured window to side aspect.

Outside

Home Office/Hobbies Room/Gym

16'8 x 16'8 (5.08m x 5.08m)

Converted from the double garage and is now fully insulated with two electric heaters, recessed ceiling and wall lighting points, ample plug sockets, loft access, alarmed to the main house, double glazed windows to front aspect and a stable style uPvc door with garden access. This versatile space could suit a number of requirements for anyone looking to work from home and be separate from the main house, but could also be a hobbies room, gym or games room.

Front Garden/Parking

The front of the property is privately screen with mature hedgerow and planted with a number of mature shrubs, whilst being predominately laid to block paved driveway providing ample parking. With gated side access to the rear garden.

Rear Garden

The wonderful landscaped garden wraps around and extends to the side and rear of the property enclosed with hedgerow and fencing. To the side is a rail enclosed elevated area which is beautifully paved with shrub planted borders an area laid to lawn, a timber shed 14' x 6' with power and alarmed and a mature Oak tree creating a dappled shade.

The block paved path extends round to the rear of the property and opens onto a fantastic entertaining space which can be accessed from both the dining room and drawing room. This opens onto a lawned area with further flower and shrub borders and step up to a timber summerhouse/cabin 10' x 10' with double glazed doors and windows, power points and ceiling light and fan.

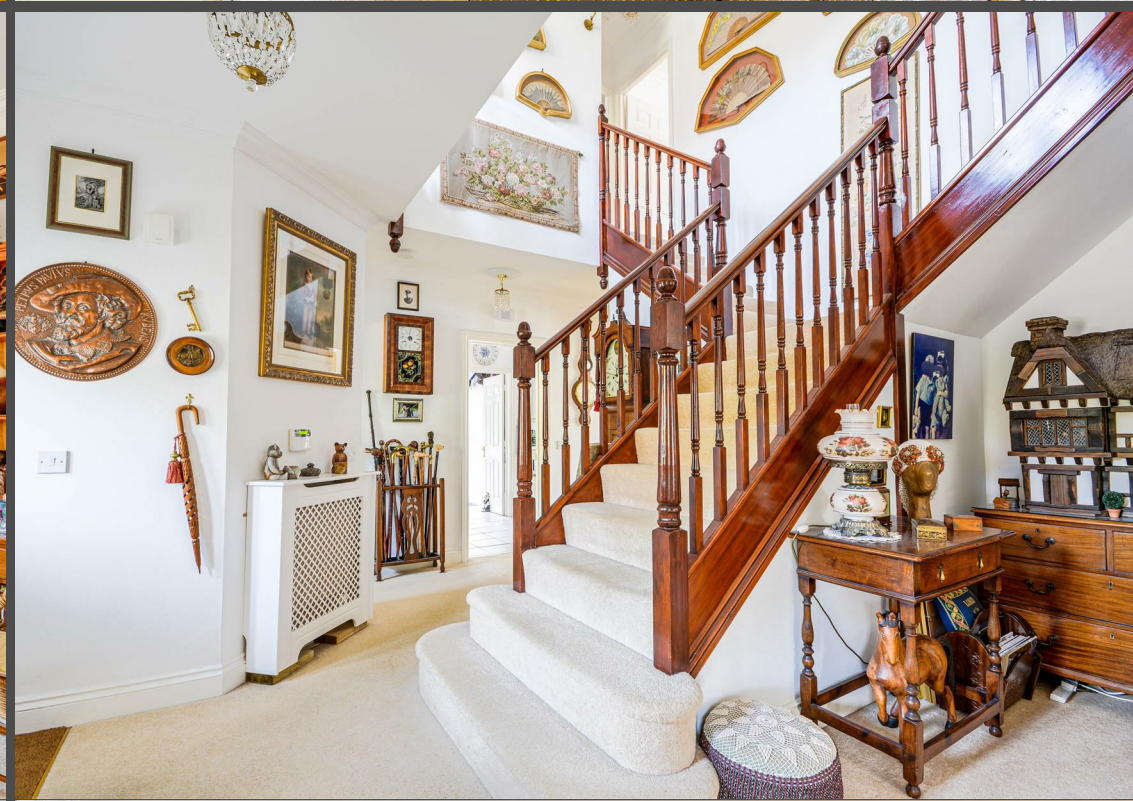
Steps then lead down to and additional area laid to lawn and with well stocked beds and borders. There is outside lighting, water tap, gated side access and power points

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 G

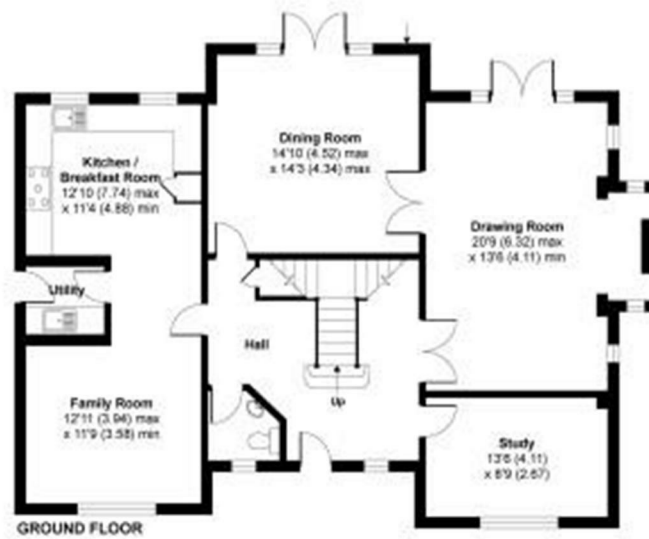






Orchard Way, Sedlescombe, Battle, TN33

APPROX. GROSS INTERNAL FLOOR AREA 2639 SQ FT 245.1 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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		

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Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

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