

**RUSH
WITT &
WILSON**



**6 Warren Close, Catsfield, East Sussex TN33 9DZ
£875,000**

This modern and impressive detached family home was constructed to exacting standards just 3 years ago and benefits from the remains of a 10 year Protek warranty and being situated at the end of this exclusive development consisting of just five other properties, in a semi rural location backing onto farmland.

The generously proportioned and immaculately presented accommodation comprises a welcoming reception hall with tiled floor and underfloor heating, which runs through the whole of the ground floor. From the hall you find the sitting room, dining room which is currently used as a study, cloakroom, utility room and the stunning 33ft kitchen/breakfast/family room which forms the heart of this vibrant home. The kitchen has contrasting units, integral appliances, bi-folding doors with access onto the landscaped gardens with delightful tree lined rural views.

Carpeted stairs and an oak staircase invites you to the first floor with a light and airy landing, five well proportioned bedrooms, two having en-suite shower rooms and a further well appointed family bathroom.

Outside there is a southerly facing landscaped gardens with an oak framed gazebo with views over the neighbouring countryside. There is ample off street parking for a number of vehicles leading to a detached double garage with two remote operated doors.

Located a short drive from the market town of Battle with a bustling High Street, excellent range of state and private schools and a mainline station serving London Charing Cross.



Property approached via a shared drive/road way leading into this exclusive development of only six properties. With ample block paved off street parking and a sandstone paved pathway leading through flower planted borders to a COVERED ENTRANCE with exterior lighting and composite and decorative glazed door.

Reception Hall

16'5 x 4'2 (5.00m x 1.27m)

Tiled floor with underfloor heating, oak balustrade staircase leading to first floor with under stairs storage, double glazed window to front aspect, access into the sitting room, dining room and double wooden and glazed doors into the kitchen/family room.

Cloakroom

Fitted with a low level concealed w/c, vanity wash hand basin with mixer tap and storage cupboard beneath, underfloor heating and heated towel rail, ceiling lighting and double glazed opaque window to front aspect.

Sitting Room

17'1 x 12'9 (5.21m x 3.89m)

Double glazed bay fronted window, ceiling and wall mounted lighting, underfloor heating, carpeted flooring, television and sky point.

Dining Room/Study

17'3 x 10'5 (5.26m x 3.18m)

Dual aspect via double glazed windows to the front and the side, ceiling lighting, underfloor heating and television point.

Kitchen/Breakfast/Family Room

33'2 x 11'10 (10.11m x 3.61m)

This stunning contemporary room will be the hub of this vibrant family home, with space for a comfortable seating area, breakfast bar and further dining if required, with underfloor heating, ceiling lighting and enjoying a view over the rear garden and onto the adjoining open countryside.

The Kitchen is particularly well appointed and is fitted with contemporary range of contrasting high gloss soft close units with deep pan drawers, full height storage cupboards, Quartz work surface with matching upstands, 1 1/2 bowl stainless steel inset sink with mixer tap, concealed bin drawer, integral Bosch dishwasher, AEG induction hob with stainless steel cooker hood over, two AEG steam ovens, convection microwave and coffee machine, space for American style Fridge/Freezer and wine cooler. The hob island extends to incorporate a breakfast bar with further storage beneath and down lighting. Double glazed windows to rear aspect and double glazed bi-folding doors opening onto a large sandstone paved patio ideal for extending the entertaining space outside.

Utility Room

9'10 x 6'11 (3.00m x 2.11m)

Fitted with a complementing range of base and full height units with a

Quartz work surface over with matching upstands, space for washing machine and tumble dryer, cupboard housing wall mounted gas fired boiler, ceramic butler sink with pull out mixer tap, ceiling lighting, double glazed window to rear aspect and composite glazed door with sides access adjacent to the garage.

First Floor

Fully carpeted stairs with oak balustrade leading onto:-

Landing

Fully carpeted with double glazed window to front aspect, loft hatch access with pull down ladder, ceiling lighting, airing cupboard with hot water cylinder and radiator.

Master Bedroom

13'9 x 11'11 (4.19m x 3.63m)

Double glazed window to rear aspect with stunning far reaching uninterrupted countryside views, ceiling lighting and radiator.

En-Suite Shower Room

11'11 x 6'11 (3.63m x 2.11m)

Fitted with a concealed low level w/c, vanity wash hand basin with mixer tap and base mounted storage units, sensor touch wall mounted mirror with shaving point, tiled surround, walk-in shower cubicle with fixed rainfall shower head and handheld attachment, chrome heated towel rail, down lighting and double glazed obscured window to rear aspect.

Bedroom Two

11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to rear aspect with delightful far reaching rural views, ceiling lighting and radiator.

En-suite Shower Room

7'10 x 5' (2.39m x 1.52m)

Fitted with a concealed low level w/c, vanity wash hand basin with mixer tap and storage cupboards beneath, sensor touch lit mirror, shower cubicle with fixed rainfall shower head and handheld attachment, part tiled walls, heated towel rail, down lighting and opaque double glazed window to side aspect.

Bedroom Three

14'2 x 10'6 (4.32m x 3.20m)

Double glazed window to front aspect, ceiling lighting, carpeted radiator and fitted wardrobe with hanging rails.

Bedroom Four

11'9 x 8'9 (3.58m x 2.67m)

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

Bedroom Five

9'4 x 8'9 (2.84m x 2.67m)

Double glazed window to front aspect, ceiling lighting, radiator and currently fitted as a dressing room with hanging rails and shelving.

Bathroom

9' x 6'10 (2.74m x 2.08m)

Fitted with a matching suite comprising a low level w/c, double wash hand basin with mixer tap and storage cupboard housing a shaving point and further open shelving, panelled bath with mixer tap and shower attachment, heated chrome towel rail, down lighting and double glazed opaque glazed window to rear aspect.

Outside

Front Garden

Neatly laid to lawn with flower and shrub planted borders and pathway to the front door with exterior lighting and gated side access to the rear garden.

Detached Double Garage

20'8 x 20'1 (6.30m x 6.12m)

With two remote operated roller garage doors, power, lighting, insulated and with a pedestrian side door adjacent to the utility room and large roof space. (It should be noted there is space for a staircase up to the loft space and this could be converted to a home office/playroom subject to the necessary consents.)

There is ample off street parking for at least four vehicles on the block paved driveway.

Rear Garden

Enclosed with close board and post and rail fencing with gate side access and a substantial sandstone terrace ideal for outdoor entertaining with an Oak framed gazebo with power and lighting providing a covered alfresco dining area and opening onto a lawned garden with shrub planted borders and stunning far reaching views with a tree lined rural aspect onto the adjoining farmland.

Agents Notes

The property benefits from the remaining term of a 10 year Protek building warranty.

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.

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

Council Tax Band G







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

Energy Efficiency Rating	
Current	Potential
	96
Very energy efficient - lower running costs	
(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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(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	
England & Wales	EU Directive 2002/91/EC



Residential Estate Agents
Lettings & Property Management



88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk