

**RUSH
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WILSON**



**The House By The Stream, Watermill Lane, Catsfield, East Sussex TN39 5JB
£699,950**

Situated in a charming and secluded rural lane location is this picturesque Grade II listed detached house set within a pretty garden with frontage to a small stream. This attractive and beautifully presented property offers deceptively spacious and versatile accommodation arranged over three floors and retaining a wealth of original period features.

The accommodation comprises an entrance porch, reception hall, sitting room with inglenook fireplace, kitchen/dining room, utility room, cloakroom, pantry room and study. On the first floor leading off the split level staircase are three well proportioned bedrooms one with an en-suite shower room and a bathroom. To the second floor there are two linked attic rooms which could make an ideal teenage suite / play room or hobbies room.

Outside there is ample off street parking, a carport, detached garage, a stunning privately enclosed and beautifully planted rear garden and an outdoor dining area.

Located just a short drive to the seaside town of Bexhill with an excellent selection of amenities and the rural market town of Battle with a mainline station serving London Charing Cross.

******* Offered Chain Free *******



The property is approached via the driveway with gated side access on either side of the property and a wooden and glazed door leads into:-

Entrance Porch

With lighting and space for coats and boots. Traditional lead glazed door leads into:-

Reception/Dining Hall

11'3 x 11' (3.43m x 3.35m)

With traditional window to front aspect, wall mounted lighting, radiator, exposed ceiling and wall timbers, fireplace, stairs to the first floor and opening into the hall with under stairs cupboard and further larder cupboard.

Cloakroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, radiator, quarry tiled floor and wall mounted lighting.

Sitting Room

16'8 x 14'9 into the inglenook (5.08m x 4.50m into the inglenook)

This stunning room is filled with character with exposed ceiling and wall timbers, exposed floorboards and a large inglenook fireplace, wall mounted lighting, radiator, alcoved shelving and traditional windows to front aspect.

Inner Hall

With ceiling lighting and built-in storage cupboard.

Study

11'8 x 6'9 (3.56m x 2.06m)

Enjoying a triple aspect via traditional windows, wall mounted lighting and radiator.

Pantry Room

9'4 x reducing to 5'4 x 8'1 (2.84m x reducing to 1.63m x 2.46m)

With fridge/freezer, tiled floor, open shelving, ceiling lighting, window to rear aspect, base mounted oil fired boiler and built-in cupboard with controls to hive heating system.

Utility Room

5'9 x 6'2 (1.75m x 1.88m)

With aspect over the garden and with a wooden door with garden access, wash hand basin with hot and cold taps, ceiling lighting, radiator and space for washing machine and tumble dryer.

Kitchen/Dining Room

15'4 x 8'5 extending to 19'3 into dining area (4.67m x 2.57m extending to 5.87m into dining area)

Fitted with a country cottage range of wall and base units with a wooden work surface over and matching upturns, open shelving and plate rack, inset 1 1/2 bowl, ceramic sink with drainer and mixer tap, range oven (bottled gas) and dishwasher, quarry tiled floor, exposed brick chimney breast housing a wood burning stove, doorways to the inner hall and pantry room, ample space for family dining table, radiator, ceiling and wall mounted lighting, wall mounted t.v, windows to side aspect and French doors with access onto the garden.

First Floor

Doorway leading from reception hall

Landing

With built-in storage cupboard and shelving. airing cupboard, window to side aspect and wall mounted lighting.

Bedroom One

13'7 x 12'3 (4.14m x 3.73m)

With traditional window to front aspect, exposed ceiling and wall timbers, exposed floorboards, feature fireplace, wall mounted lighting and built-in wardrobe with lighting.

En-suite Shower Room

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, shower with concealed fittings, window to rear aspect, exposed timbers and heated towel rail.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, claw footed bath with mixer tap and shower over, tiled floor, heated towel rail, part tiled walls, inset ceiling lighting and window with aspect over the garden.

Bedroom Three

9'8 x 8'7 (2.95m x 2.62m)

With traditional window to rear aspect with a delightful outlook over the rear garden, wall and ceiling timbers, radiator and wall mounted lighting.

Bedroom Two

11'7 x 11'6 (3.53m x 3.51m)

With traditional window to front aspect, exposed floorboards, wall mounted lighting, exposed ceiling and wall timbers, built-in cupboards and radiator.

Second Floor

Stairs lead up to two connecting attic rooms that are flooded with light and would make excellent children's rooms, a teenage suite, hobbies room or a larger home office.

Attic Room/Hobbies Room/Office

11'6 x 12'1 (3.51m x 3.68m)

With a vaulted ceiling, lighting, window to side aspect, exposed floorboards, radiator, built-in storage cupboard and skylight window.

Attic Room/Hobbies Room

16'2 x 12'9 (4.93m x 3.89m)

With vaulted ceiling, window to side aspect, ceiling lighting, radiator and skylight window.

Outside

Parking

There is ample parking to the front of the property with a covered carport and detached garage.

Detached Garage

16' x 10' (4.88m x 3.05m)

With an attached covered car port, leading to wooden garage doors, with window to garden aspect, lighting and power.

Rear Garden

The beautiful well stocked rear garden will be a delight to any keen gardeners, with pretty herbaceous flower planted borders that lead you down the garden which is predominately lawned and privately enclosed with mature hedgerows and trees. There is a substantial paved terrace adjacent to the rear of the property ideal for outdoor entertaining and positioned to enjoy the gently trickling noise from the stream. There is gated side access on either side of the property, an outhouse and garden shed/store.

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.

We have been advised the property is connected to high speed fibre broadband.

Council Tax Band E







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Approximate Area = 1774 sq ft / 164.8 sq m (excludes garage & outbuilding)

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 1895 sq ft / 176 sq m

For identification only - Not to scale

Denotes restricted head height



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