

**RUSH
WITT &
WILSON**



**Pear Tree Cottage, Cripps Corner Road, Staplecross, East Sussex TN32 5QS
Offers In Excess Of £525,000**

This spacious detached four bedroom family home is positioned in a fantastic semi rural location with countryside views to the front and easy access to Robertsbridge and Battle, both with good amenities, schools and mainline railway station serving London Charing Cross.

Occupying a generous plot with a beautiful well stocked private garden providing one of the highlights of this fantastic property. The accommodation comprises an entrance hall, dual aspect sitting room with an open fire and directly opening into the study area, dining room with pretty bay fronted window, kitchen/breakfast room, utility area and shower room. To the first floor there is a galleried landing, four double bedrooms and a bathroom. The front bedrooms have stunning far reaching uninterrupted rural views.

Outside there is off street parking, a tandem garage, pretty front garden and a large well maintained rear garden,

******* Offered to the market chain free *******



The property is approached via the driveway with a path leading up to the wooden front door with exterior lighting.

Entrance Hall

With stairs to first floor, ceiling lighting, radiator and under stairs storage space and cupboard.

(It should be noted that we have been advised that under the carpet on the ground floor is parquet flooring).

Sitting Room

12'1 x 13'6 (3.68m x 4.11m)

Flooded with light and enjoying a dual aspect with a double glazed bay fronted window and further single glazed side window with secondary glazing, radiator and open fireplace.

Opening directly into the:-

Study/Snug

9'5 x 10'10 (2.87m x 3.30m)

With dual aspect single glazed windows to the side with secondary glazing and overlooking the rear garden with garden access via a wooden glazed door, ceiling lighting and radiator.

Dining Room

9'9 x 13'6 (2.97m x 4.11m)

With a pretty double glazed bay fronted window flooding this room with natural light, ceiling lighting and radiator.

Kitchen

19'2 x 11'4 (5.84m x 3.45m)

Fitted with matching wall and base mounted units with a work surface over, single bowl sink with drainer and mixer tap, eye level oven and electric hob, space for fridge/freezer, breakfast bar area, ceiling lighting, radiator, single glazed window to rear aspect, door with garden access and opening into:-

Utility Area

4'9 x 3'9 (1.45m x 1.14m)

Space for washing machine and tumble dryer, base mounted gas fired boiler and ceiling lighting.

Shower Room

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, shower, part tiled walls, ceiling lighting, radiator and single glazed window to rear aspect.

First Floor

Landing

Galleried landing with space that could make a study area with double glazed window enjoying stunning views over the neighbouring countryside. Ceiling lighting, radiator, cupboard housing the immersion tank and loft hatch access to a part boarded and insulated loft with lighting.

Bedroom One

12'4 x 13'8 (3.76m x 4.17m)

With double glazed window to front aspect enjoying stunning uninterrupted countryside views over the neighbouring fields and orchard towards the Ridge. Fitted with built-in wardrobes, ceiling lighting and radiator.

Bedroom Two

13'9 x 10'2 (4.19m x 3.10m)

Double glazed windows with far reaching rural views over the neighbouring countryside, ceiling lighting and radiator.

Bedroom Three

9'5 x 11'2 (2.87m x 3.40m)

Single glazed window with secondary glazing overlooking the rear garden, built-in wardrobe, ceiling lighting, radiator and door to bathroom.

Bedroom Four

9'5 x 9'5 (2.87m x 2.87m)

Single glazed window with secondary glazing overlooking the rear garden, ceiling lighting and radiator.

Bathroom

6'3 x 7'1 (1.91m x 2.16m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, bath with hot and cold taps, single glazed window to rear aspect with secondary glazing, ceiling lighting and radiator.

Outside

Front Garden

The pretty front garden is enclosed with a manicured hedgerow and gated access. It is predominately laid to lawn with box hedge enclosed rose beds and mature ornamental trees. Gated side access leads to the rear garden.

Tandem Garage

28'3 x 8'8 (8.61m x 2.64m)

With an up and over garage door, lighting, power, window and pedestrian door into the rear garden.

Rear Garden

The stunning garden has been beautifully planted and maintained. Its deceptive in size with a manicured lawn leading you through well stocked flower and shrub borders, Offering tantalising glimpse as it meanders to the secluded rear through a covered pergola and to a private seating area. There is a timber shed, summerhouse, log store and greenhouse. With a number of seating areas ideally positioned to enjoy the sun throughout the day.

Agent Notes

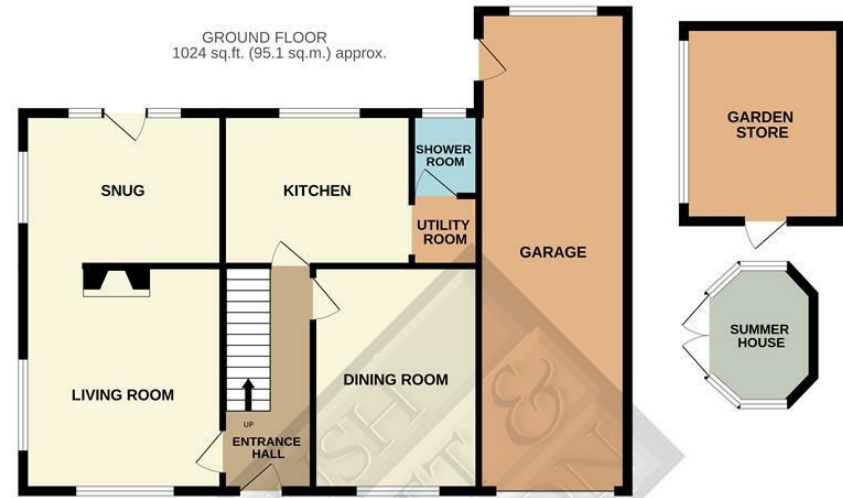
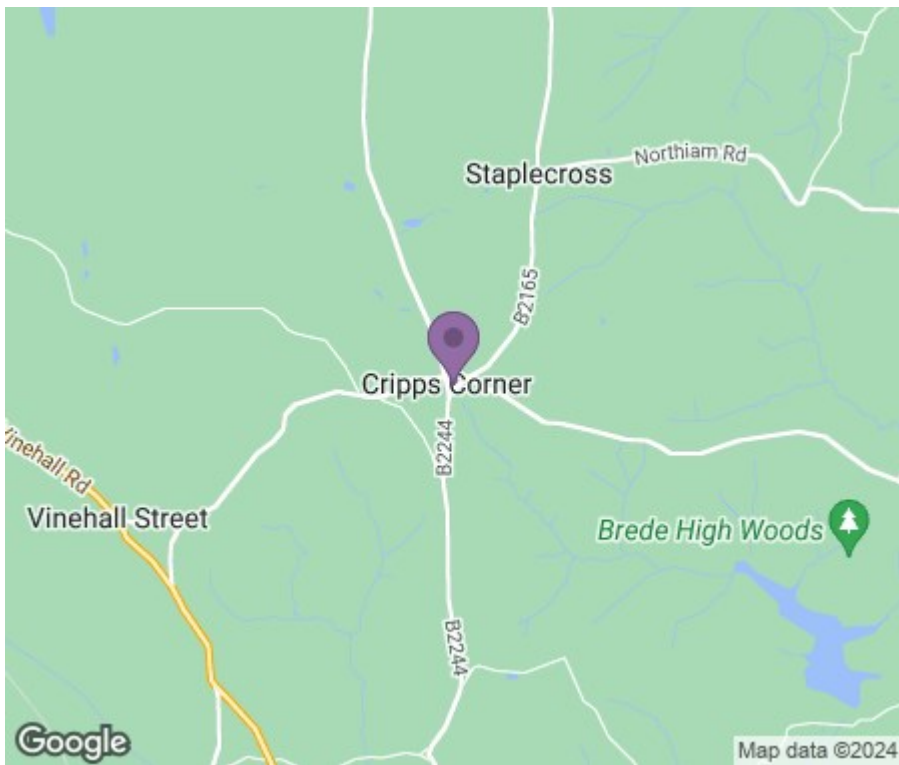
None of the services or appliances mentioned in these sale particulars have been tested.

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







1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.

TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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